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Executive Summary Report

Appraisal Date 1/1/2007 - 2007 Assessment Roll

Area Name / Number: East Woodinville / 95
Previous Physical Inspection: 2000, 2001 & 2006

Sales - Improved Summary:

Number of Sales: 505
 Range of Sale Dates: 1/2004 - 12/2006

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV
2006 Value	\$215,100	\$435,300	\$650,400	\$744,100	87.4%	15.60%
2007 Value	\$222,500	\$511,500	\$734,000	\$744,100	98.6%	12.62%
Change	+\$7,400	+\$76,200	+\$83,600		+11.2%	-2.98%
% Change	+3.4%	+17.5%	+12.9%		+12.8%	-19.10%

*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of – 2.98% and –19.10% actually represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2006 or any existing residence where the data for 2006 is significantly different from the data for 2007 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2006 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary Data:

	Land	Imps	Total
2006 Value	\$215,000	\$395,700	\$610,700
2007 Value	\$230,100	\$461,200	\$691,300
Percent Change	+7.0%	+16.6%	+13.2%

Number of improved Parcels in the Population: 3124

The population summary above excludes multi-building, and mobile home parcels. In addition parcels with 2006 or 2007 Assessment Roll improvement values of \$25,000 or less were excluded to eliminate previously vacant or destroyed property value accounts. These parcels do not reflect accurate percent change results for the overall population.

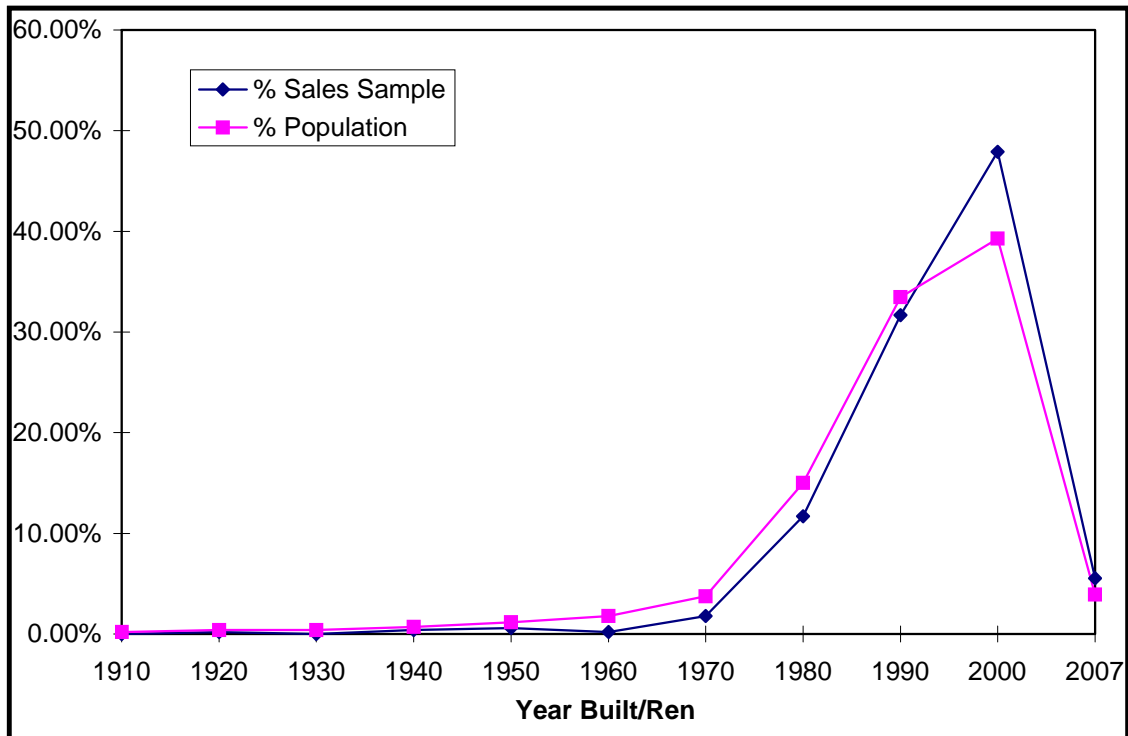
Conclusion and Recommendation:

Since the values recommended in this report improve uniformity, assessment level and equity, we recommend posting them for the 2007 Assessment Roll.

Sales Sample Representation of Population - Year Built or Year Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	1	0.20%
1930	0	0.00%
1940	2	0.40%
1950	3	0.59%
1960	1	0.20%
1970	9	1.78%
1980	59	11.68%
1990	160	31.68%
2000	242	47.92%
2007	28	5.54%
	505	

Population		
Year Built/Ren	Frequency	% Population
1910	6	0.19%
1920	12	0.38%
1930	12	0.38%
1940	22	0.70%
1950	36	1.15%
1960	56	1.79%
1970	117	3.75%
1980	469	15.01%
1990	1045	33.45%
2000	1227	39.28%
2007	122	3.91%
	3124	

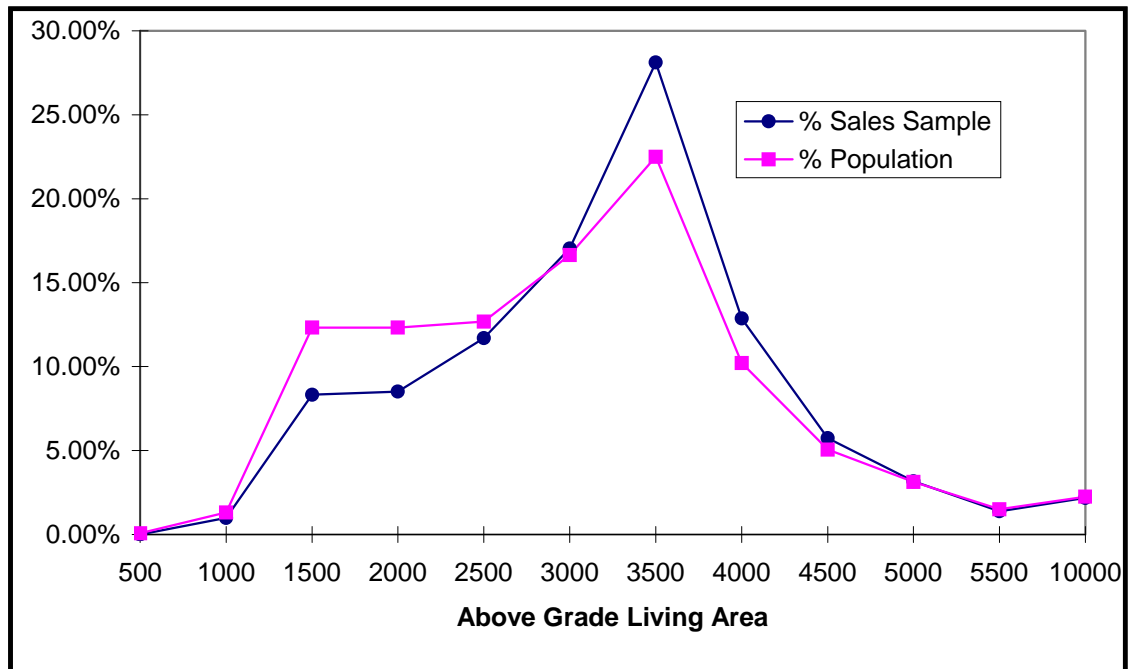


The sales sample frequency distribution follows the population distribution very closely with regard to Year Built/Renovated. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	5	0.99%
1500	42	8.32%
2000	43	8.51%
2500	59	11.68%
3000	86	17.03%
3500	142	28.12%
4000	65	12.87%
4500	29	5.74%
5000	16	3.17%
5500	7	1.39%
10000	11	2.18%
505		

Population		
AGLA	Frequency	% Population
500	2	0.06%
1000	41	1.31%
1500	385	12.32%
2000	385	12.32%
2500	396	12.68%
3000	520	16.65%
3500	703	22.50%
4000	319	10.21%
4500	158	5.06%
5000	98	3.14%
5500	47	1.50%
10000	70	2.24%
3124		

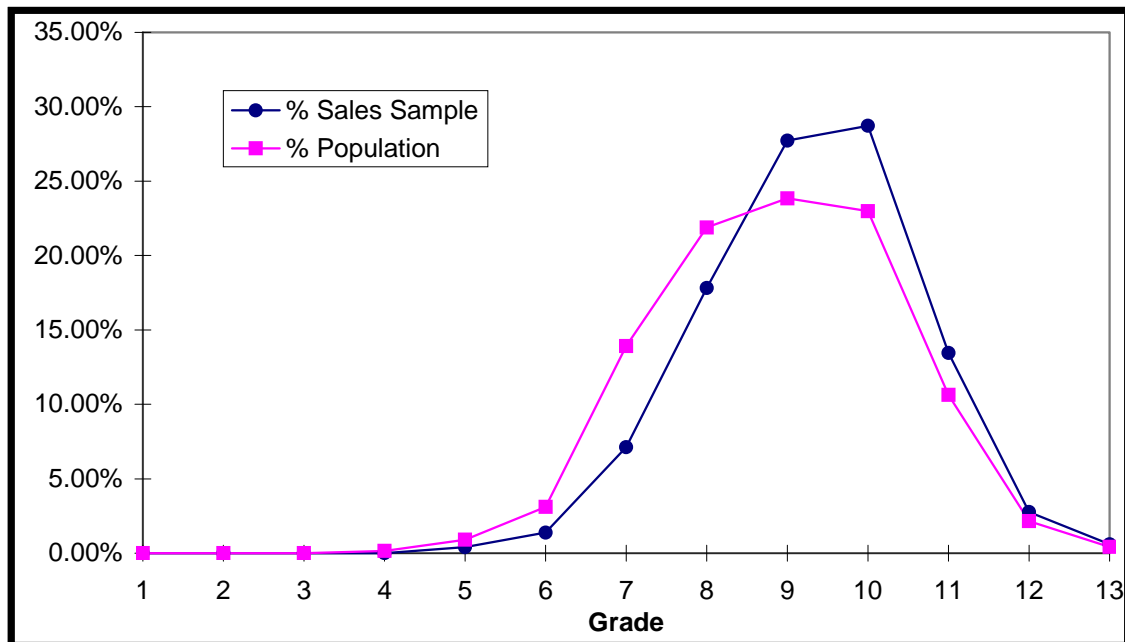


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

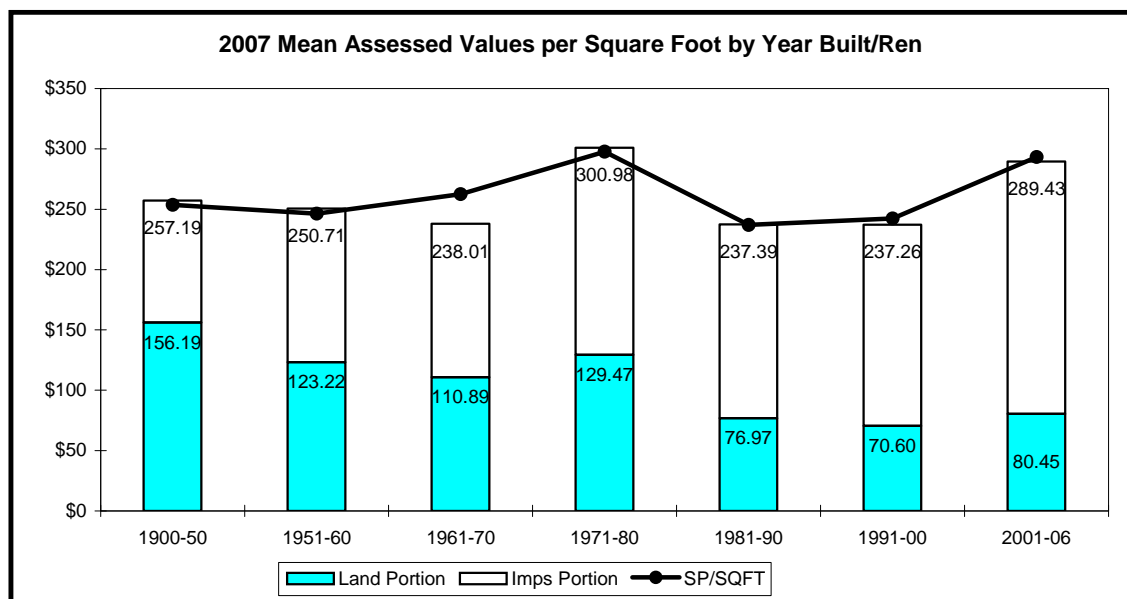
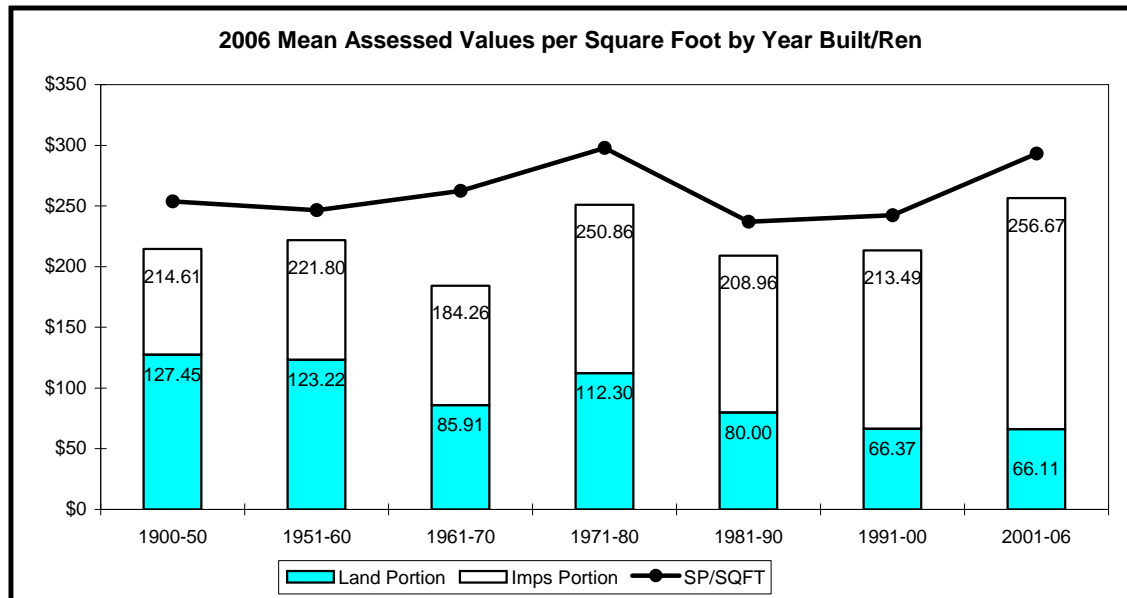
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	2	0.40%
6	7	1.39%
7	36	7.13%
8	90	17.82%
9	140	27.72%
10	145	28.71%
11	68	13.47%
12	14	2.77%
13	3	0.59%
505		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	5	0.16%
5	28	0.90%
6	97	3.10%
7	435	13.92%
8	684	21.90%
9	745	23.85%
10	718	22.98%
11	332	10.63%
12	67	2.14%
13	13	0.42%
3124		



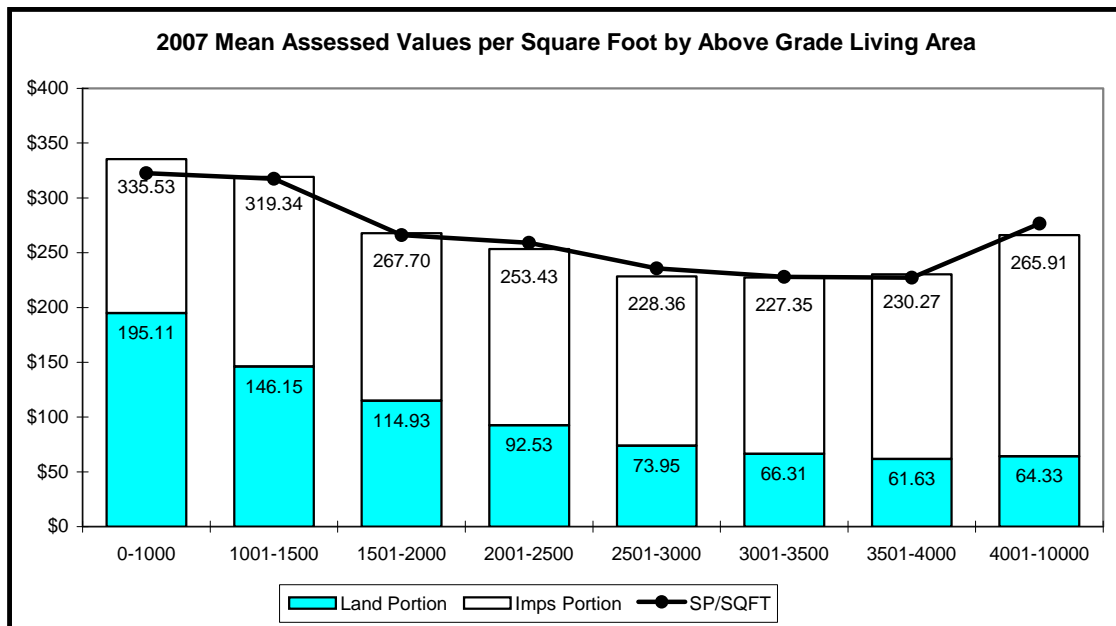
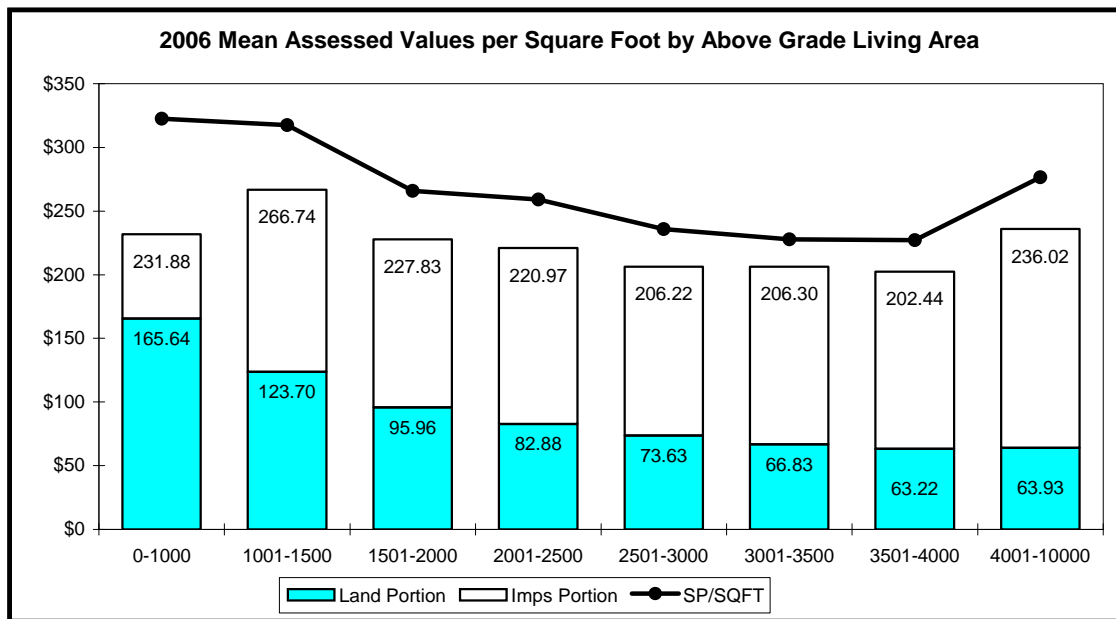
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

Comparison of 2006 and 2007 Per Square Foot Values by Year Built or Year Renovated



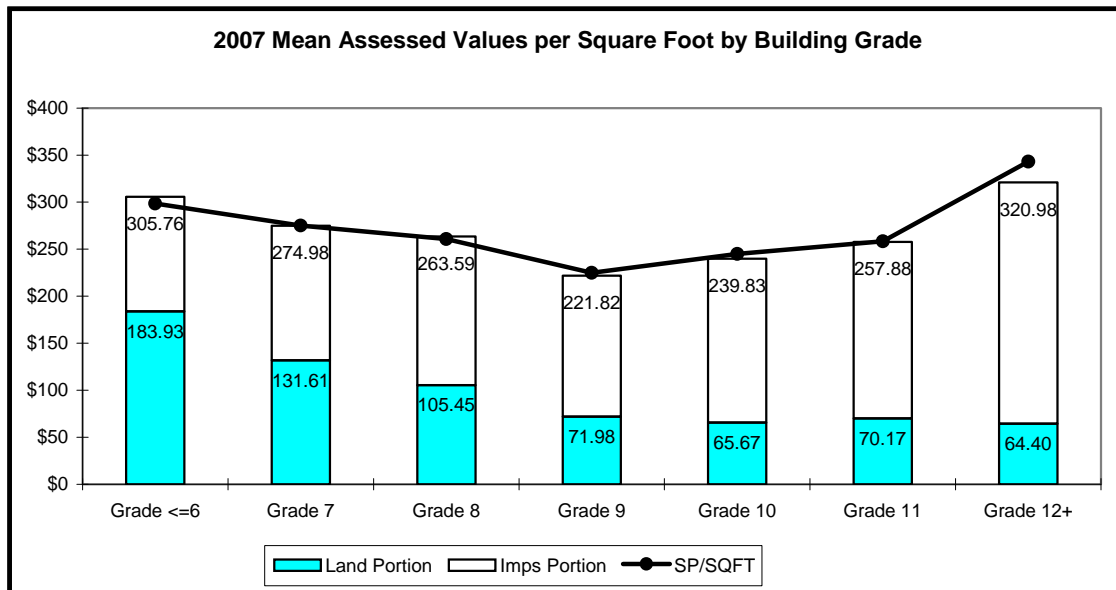
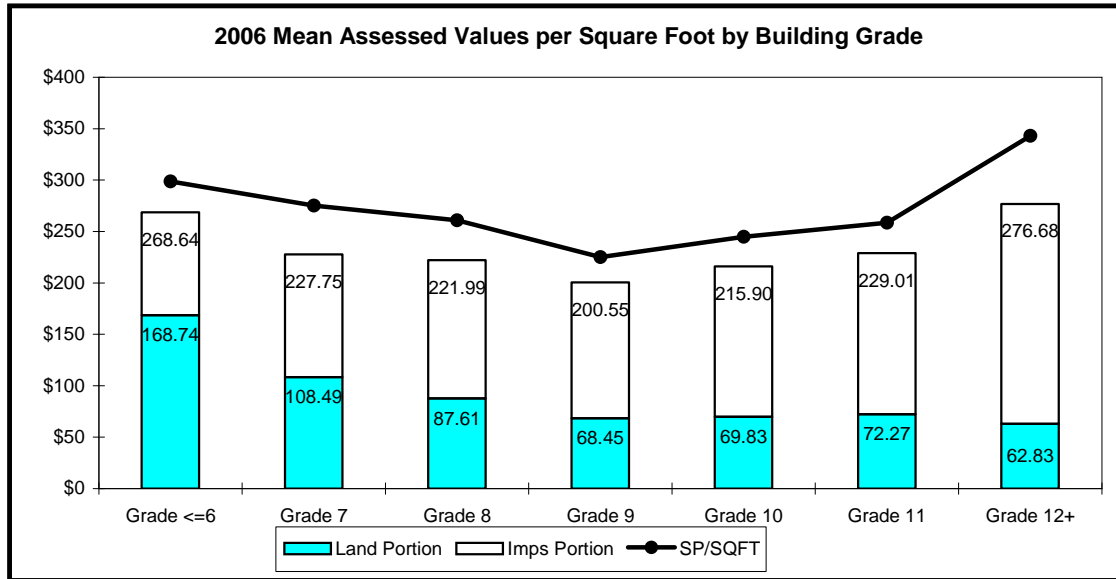
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Comparison of 2006 and 2007 Per Square Foot Values by Above Grade Living Area



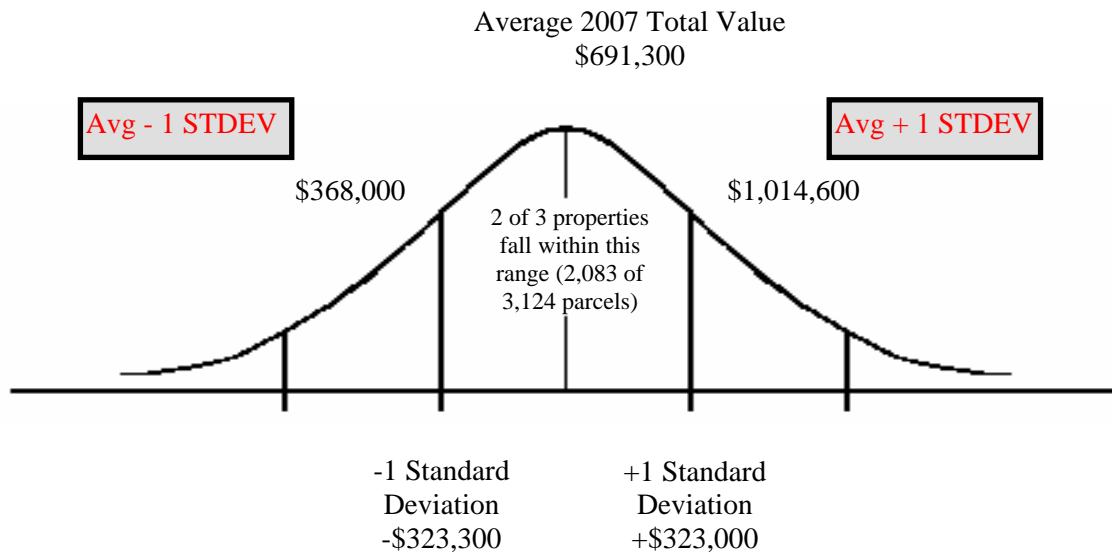
These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Comparison of 2006 and 2007 Per Square Foot Values by Grade



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

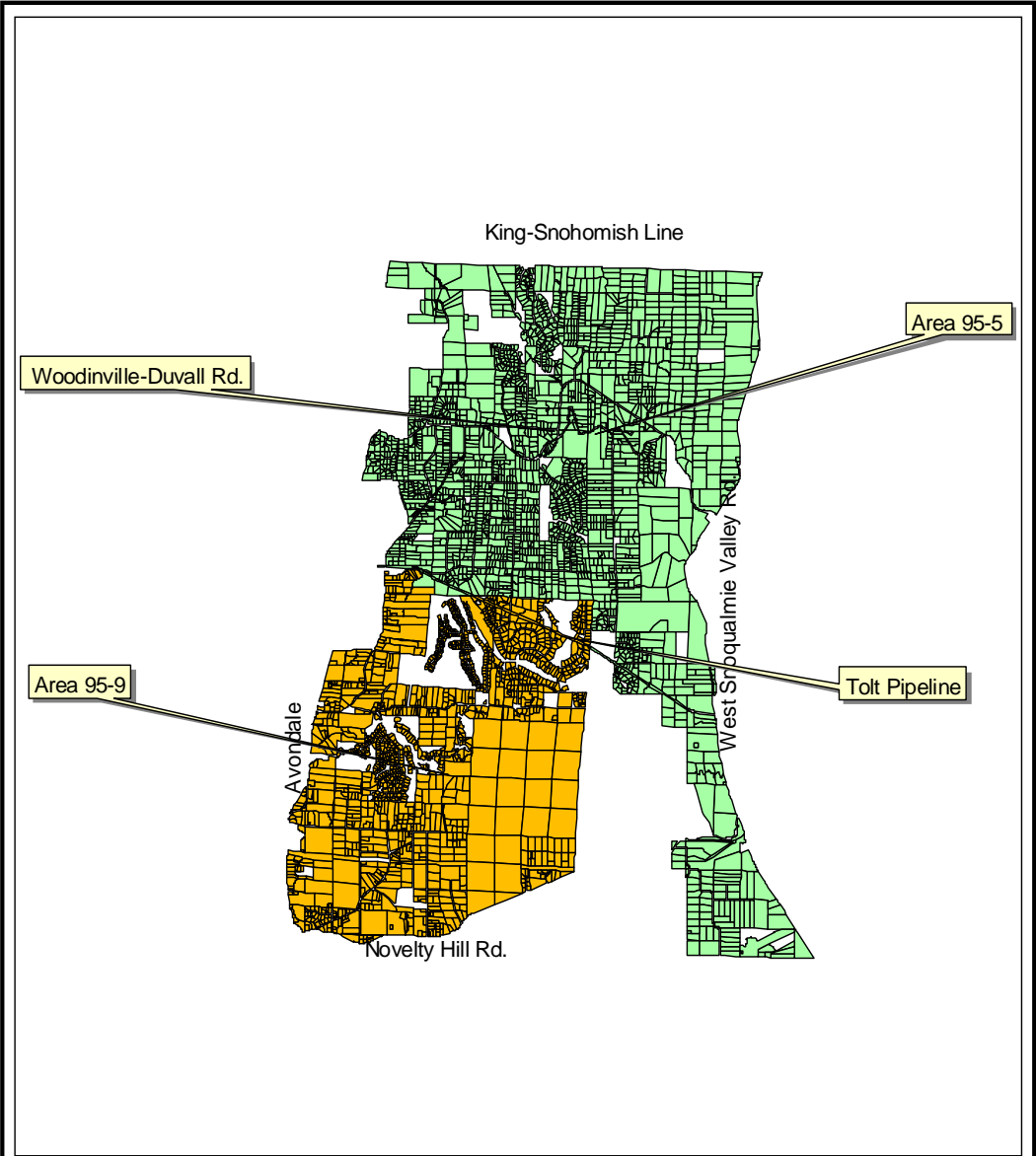
Population Summary



The chart above shows the average value for the population. Two of three parcels fall within the upper and lower value limits indicated.

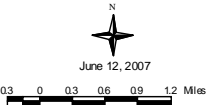
The population summary above does not include sites with multiple buildings or mobile homes that were not included in the sales sample used to develop the valuation model. Parcels with 2006 or 2007 improvement values of \$25,000 or less were also excluded. These were not utilized because of the inaccurate ratios presented by them, since they are largely composed of previously vacant sites, or parcels with improvements which make relatively little contribution to total value.

Area Map



Area 95

The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.
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Department of Assessments

Legend Sub Area	
	5
	9

Analysis Process

Appraisal Team Members and Participation

The valuation for this area was done by the following Appraisal Team. The degree of participation varied according to individual skill in relevant areas and depending on the time they joined the team.

- Jeff Darrow – Appraiser II: (Major responsibilities: Team Lead, coordination, scheduling, training, sales verification, physical inspection, appraisal analysis, valuation model testing, land and total valuation.)
- Chris Coviello – Appraiser I: (Major responsibilities: Sales verification, physical inspection, appraisal analysis, valuation model testing, land and total valuation.)
- Lucinda Gorrow – Appraiser I: (Major responsibilities: Sales verification, physical inspection, appraisal analysis, valuation model testing, land and total valuation.)
- Peter Hsu – Appraiser I: (Major responsibilities: Sales verification, physical inspection, appraisal analysis, valuation model testing, land and total valuation.)
- Doug Weaver – Appraiser I: (Major responsibilities: Sales verification, physical inspection, appraisal analysis, valuation model testing, land and total valuation.)

Highest and Best Use Analysis

As if vacant: Market analysis of the area, together with current zoning and current and anticipated use patterns, indicate the highest and best use of the overwhelming majority of the appraised parcels is single family residential. Any other opinion of highest and best use is specifically noted in our records, and would form the basis of the valuation of that specific parcel.

As if improved: Where any value for improvements, is part of the total valuation, we are of the opinion that the present improvements produce a higher value for the property than if the site was vacant. In appraisal theory, the present use is therefore the highest and best (as improved) of the subject property, though it could be an interim use.

Standards and Measurement of Data Accuracy: Sales were verified with the purchaser, seller or real estate agent, where possible. Current data was verified via field inspection and corrected. Data was collected and coded per the assessor's residential procedures manual.

Special Assumptions, Departures and Limiting Conditions

The sales comparison and cost approaches to value were considered for this mass appraisal valuation. After the sales verification process, the appraiser concluded that the market participants typically do not consider an income approach to value.

The following Departmental guidelines were considered and adhered to:

- Sales from 1/2004 to 1/2007 (at minimum) were considered in all analyses.
- No market trends (market condition adjustments, time adjustments) were applied to sales prices. Models were developed without market trends. The utilization of three years of market information without time adjustments, averaged any net changes over that time period.
- This report intends to meet the requirements of the Uniform Standards of Professional Appraisal Practice, Standard 6.

Identification of the Area

Name or Designation:

Area Name: 95 – East Woodinville

Boundaries:

The northern boundary of Area 95 is the King-Snohomish County line. The eastern boundary is West Snoqualmie Valley Rd. The southern boundary is Novelty Hill Rd with the exception of quarter sections/township/ranges NE 34-26-06, all of 35-26-06 and SW 36-26-06. The western boundary is portions of Avondale Rd NE, Bear Creek Rd NE and 204th Ave NE.

Maps:

A general map of the area is included in this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building.

Area Description:

Area 95 is located east of the City of Woodinville and the community of Cottage Lake in the Northern Portion. It also includes areas that would be considered North Redmond located northeast of the City of Redmond. All of Area 95 is currently located in unincorporated King County outside of the Urban Growth Boundary. The majority of properties in Area 95 are zoned RA5 allowing a density of 1 site per 5 acres. However due to traffic concurrency restrictions and environmental restrictions, there is very little subdivision or short plat activity. The remaining properties are zoned RA2.5, RA10 and A10.

Area 95 is broken into two Sub Areas 5 and 9 as well as three neighborhoods. Area 95-5 is the northern portion extending to the county line and also includes the southeastern portion extending along the western edge of the Snoqualmie Valley. Area 95-9 is the southwestern portion which includes the plats of Bear Creek Country Club, Shadowbrook and Lake of the Woods. Neighborhood 1 located in the Northern portion of 95-5 with Neighborhood 2 being the southern portion. Neighborhood 1 has lower land values than the other neighborhoods. Neighborhood 3 which includes all of 95-9 is just northeast of the City of Redmond and has the higher land values.

53% of properties in Area 95 are platted with 13% of properties being vacant. A total of 97 properties have mobile homes.

Preliminary Ratio Analysis

A Ratio Study was completed just prior to the application of the 2007 recommended values. This study benchmarks the current assessment level using 2006 posted values. The study was also repeated after application of the 2007 recommended values. The results are included in the validation section of this report, showing an improvement in the COV from 15.60% to 12.62%.

Scope of Data

Land Value Data:

Vacant sales from 1/2004 to 1/2007 were given primary consideration for valuing land. The base land values and adjustments were derived primarily from land sales. The allocation method was considered but not broadly utilized. The extraction or residual method was used to cross check prevailing methods for accuracy, consistency and uniformity. All accessible land sales were field verified and an attempt to contact the principles in the transaction was made.

Improved Parcel Total Value Data:

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified if possible by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections were limited. Sales are listed in the "Sales Used" and "Sales Removed" sections of this report. Additional information resides in the Assessor's procedure manual located in the Public Information area of the King County Administration Building.

The Assessor maintains a cost model, which is specified by the physical characteristics of the improvement, such as first floor area, second floor area, total basement area, and number of bathrooms. The cost for each component is further calibrated to the 13 grades to account for quality of construction. Reconstruction Cost New (RCN) is calculated from adding up the cost of each component. Depreciation is then applied by means of a percent good table which is based on year built, grade, and condition, resulting in Reconstruction Cost New less Depreciation (RCNLD). The appraiser can make further adjustments for obsolescence (poor floor plan, design deficiencies, external nuisances etc.) if needed. The Assessor's cost model generates RCN and RCNLD for principle improvements and accessories such as detached garages and pools.

The Assessor's cost model was developed by the King County Department of Assessments in the early 1970's. It was recalibrated in 1990 to roughly approximate Marshall & Swift's square foot cost tables, and is indexed annually to keep up with current costs.

Land Model

Model Development, Description and Conclusions

There are 3,859 parcels in Area 95, 492 of which are vacant. A total of 199 parcels are owned by various government agencies. A total of 2,035 of the parcels are tax lots with the remainder being platted. The Land Valuation Model is used to value tax lots primarily and serve as a basis for valuing plats where various attributes both positive and negative can affect value.

Negative adjustments for impacts such as topography, erosion hazard, steep slope hazard, landslide hazard, wetland, streams, restrictive shape, easements or other environmental impacts were made where necessary. The extent of the adjustment was dependent on the aggregate effect of all impacts on a parcel. These impacts tend to prohibit future development of parcels if vacant or interim use. They also tend to restrict the use and enjoyment of existing improved properties. The categories of Environmental Impacts are mild, moderate, significant, high and extreme. Adjustments for these impacts range from 10% to 50% off of the base land value. The final category beyond extreme is non-buildable. Non-buildable properties include those where certainty exists about its lack of development potential. Typically documentation is on file showing the property to be non-buildable. Non-buildable properties see a 75% reduction from the base land value. These adjustments are supported by land sales and paired sales of improved properties.

Negative adjustments for Traffic Noise, Power Lines, Petroleum Pipeline and difficult/steep or undeveloped access were made where applicable. These adjustments are supported by land sales and paired sales of improved properties.

Positive adjustments for territorial and/or Cascade views were made on applicable properties. The majority of properties with marketable views were located along the western ridge of the Snoqualmie Valley. These adjustments are supported by land sales and paired sales of improved properties.

Waterfront properties in Area 95 consist of properties on Tuck Lake and Lake of the Woods. These are minor lakes and limited sales data was available. A small number of properties are located on the Snoqualmie River. No adjustments were made for these river properties as the parcels are split by West Snoqualmie Valley Rd and positive attributes of river frontage is usually offset by negative attributes such as flooding or channel migration.

A list of vacant sales used and those considered not reflective of market are included in the following sections.

Neighborhood Descriptions

Neighborhood 1: Located in Area 95-5 North of Woodinville-Duvall Rd.

Neighborhood 2: Located in Area 95-5 South of Woodinville-Duvall Rd and North of Novelty Hill Rd.

Neighborhood 3: All of Area 95-9 and the portion of Area 95-5 South of Novelty Hill Rd.

Land Value Model Calibration

Tax Lot Land Model

AC	SfLot	NH1	NH 2	NH 3	Environmental/Sensitive Area Impact	
0.05	2,178	\$ 114,400	\$ 127,200	\$ 141,400	Mild	less 10%
0.1	4,356	\$ 118,400	\$ 131,600	\$ 146,300	Moderate	less 20%
0.15	6,534	\$ 122,400	\$ 136,000	\$ 151,200	Significant	less 30%
0.2	8,712	\$ 126,300	\$ 140,400	\$ 156,000	High	less 40%
0.25	10,890	\$ 129,300	\$ 143,700	\$ 159,700	Extreme	less 50%
0.3	13,068	\$ 132,300	\$ 147,000	\$ 163,400	Non-Buildable	less 75%
0.35	15,246	\$ 135,200	\$ 150,300	\$ 167,000		
0.4	17,424	\$ 138,200	\$ 153,600	\$ 170,700		
0.45	19,602	\$ 141,100	\$ 156,800	\$ 174,300	External Nuisances	
0.5	21,780	\$ 144,100	\$ 160,200	\$ 178,000	Traffic Noise	
0.55	23,958	\$ 147,100	\$ 163,500	\$ 181,700	Moderate	less 5% to 10%
0.6	26,136	\$ 150,000	\$ 166,700	\$ 185,300	High	less 10% to 15%
0.65	28,314	\$ 153,000	\$ 170,100	\$ 189,000		
0.7	30,492	\$ 155,900	\$ 173,300	\$ 192,600	Powerlines	less 10% to 30%
0.75	32,670	\$ 158,900	\$ 176,600	\$ 196,300		
0.8	34,848	\$ 162,000	\$ 180,000	\$ 200,000	Petroleum Pipeline	less 10% to 20%
0.85	37,026	\$ 164,800	\$ 183,200	\$ 203,600		
0.9	39,204	\$ 167,800	\$ 186,500	\$ 207,300	Restricted Access	less 10%
0.95	41,382	\$ 170,800	\$ 189,800	\$ 210,900	Difficult Access	less 20-30%
1	43,560	\$ 173,700	\$ 193,100	\$ 214,600		
1.25	54,450	\$ 187,600	\$ 208,500	\$ 231,700	Views Territorial/Cascade	
1.5	65,340	\$ 201,400	\$ 223,800	\$ 248,700	Average	add 10%
1.75	76,230	\$ 215,200	\$ 239,200	\$ 265,800	Good	add 15%
2	87,120	\$ 229,100	\$ 254,600	\$ 282,900	Excellent	add 25%
2.25	98,010	\$ 240,900	\$ 267,700	\$ 297,500		
2.5	108,900	\$ 252,700	\$ 280,800	\$ 312,100		
2.75	119,790	\$ 264,600	\$ 294,100	\$ 326,800		
3	130,680	\$ 273,400	\$ 307,200	\$ 341,400		
3.25	141,570	\$ 283,100	\$ 318,200	\$ 353,600		
3.5	152,460	\$ 292,900	\$ 329,200	\$ 365,800		
3.75	163,350	\$ 302,700	\$ 340,200	\$ 378,000		
4	174,240	\$ 308,900	\$ 351,100	\$ 390,200		
4.25	185,130	\$ 318,600	\$ 362,100	\$ 402,400		
4.5	196,020	\$ 328,300	\$ 373,100	\$ 414,600		
4.75	206,910	\$ 338,000	\$ 384,100	\$ 426,800		
5	217,800	\$ 343,700	\$ 395,100	\$ 439,000		
5.5	239,580	\$ 358,900	\$ 412,600	\$ 458,500		
6	261,360	\$ 369,900	\$ 430,200	\$ 478,000		
6.5	283,140	\$ 385,000	\$ 447,700	\$ 497,500		
7	304,920	\$ 395,500	\$ 465,300	\$ 517,000		
7.5	326,700	\$ 406,700	\$ 478,500	\$ 531,700		
8	348,480	\$ 417,800	\$ 491,600	\$ 546,300		
8.5	370,260	\$ 429,000	\$ 504,800	\$ 560,900		
9	392,040	\$ 440,300	\$ 518,000	\$ 575,600		
9.5	413,820	\$ 449,600	\$ 529,000	\$ 587,800		
10	435,600	\$ 459,000	\$ 540,000	\$ 600,000		
11	479,160	\$ 473,800	\$ 557,500	\$ 619,500		
12	522,720	\$ 488,800	\$ 575,100	\$ 639,000		
13	566,280	\$ 503,700	\$ 592,600	\$ 658,500		
14	609,840	\$ 518,600	\$ 610,200	\$ 678,000		
15	653,400	\$ 526,100	\$ 619,000	\$ 687,800		
16	696,960	\$ 537,200	\$ 632,100	\$ 702,400		
17	740,520	\$ 548,500	\$ 645,300	\$ 717,000		
18	784,080	\$ 559,700	\$ 658,500	\$ 731,700		
19	827,640	\$ 570,800	\$ 671,600	\$ 746,300		
20	871,200	\$ 582,000	\$ 684,800	\$ 760,900		
25	1,089,000	\$ 619,300	\$ 728,700	\$ 809,700		
30	1,306,800	\$ 656,700	\$ 772,600	\$ 858,500		
35	1,524,600	\$ 694,000	\$ 816,500	\$ 907,300		
40	1,742,400	\$ 731,300	\$ 860,400	\$ 956,000		

Land Value Model Calibration

Plats

PLAT NAME	MAJOR	QSTR	# LOTS	LOT SIZE	YR BUILT	GRADE	SITE VALUE
Ashley Court	029320	SW-21-26-6	3	1.63 to 2.02 AC	1999 to 2000	10	\$257,000 to \$284,000
Aspen Glen	029370	NW-4-26-6	22	.48 to 1.11 AC	1993 to 1999	10	\$144,000 to \$163,000
Aspen Glen Div. 2	029371	NW-4-26-6	5	.41 to 1.58 AC	1994 to 1999	10	\$34,000 to \$185,000
Aspenwood	029380	All-4-26-6	101	.66 to 2.59 AC	1991 to 1999	9 to 13	\$156,000 to \$257,000
Avondale Downs	033950	SE-31-26-6	21	.65 to 1.10 AC	1920 to 1998	7 to 10	\$188,000 to \$212,000
Bear Creek Country Club	062410	NE/SE-20-26-6	111	.28 to .72 AC	1982 to 1999	9 to 11	\$161,000 to \$211,000
Bear Creek Country Club Div. 2	062411	NE/SE 20-26-6, SW-21-26-6	97	.28 to .86 AC	1985 to 1998	9 to 12	\$161,000 to \$216,000
Bear Creek Country Club Div. 3	062412	NE-20-26-6, NW/SW-21-26-6	30	.52 to 1.06 AC	1987 to 2000	9 to 12	\$181,000 to \$216,000
Bear Creek Farms	062510	SE-19-26-6, SW-20-26-6	61	.31 to 11.01 AC	1900 to 2006	4 to 12	\$41,000 to \$533,000
Bear Creek Farms 2nd Plat	062610	SE-20-26-6	20	.77 to 5.64 AC	1937 to 2005	6 to 10	\$169,000 to \$417,000
Bear Creek Highlands	062620	NW-17-26-6	26	.64 to 1.12 AC	1984 to 1987	8	\$205,000 to \$210,000
Bear Creek Meadows	062640	NW/SW-17-26-7	11	.42 to .56 AC	1989 to 1990	9 to 10	\$200,000 to \$205,000
Bear Creek Park Estates Add	062650	NE-17-26-6	19	.54 to 1.22 AC	1967 to 1999	6 to 9	\$130,000 to \$185,000
Birchwood Meadow	081840	NW-5-25-6	10	.75 to 1.36 ac	1993 to 1997	9	\$316,000 to \$386,000
Bramely Lane	104120	SW-16-26-6	11	.66 to 1.32 AC	1994 to 1997	9	\$205,000 to \$215,000
Burke-Farrars Kirkland Div. 24	124310	NW/SW-32-26-6, SE-31-26-6	80	.10 to 10.18 AC	1904 to 2007	5 to 10	\$36,000 to \$567,000
Burke-Farrars Kirkland Div. 24 Supl	124350	SW-32-26-6	12	.72 to 8.84 AC	1920 to 1991	7 to 9	\$174,000 to \$513,000
Carriage Estates	140070	SW-8-26-6	23	.65 to 1.16 AC	1991 to 1993	9	\$205,000 to \$210,000
Cliffords Cottage Lake Farms (Area 95 only)	162870	SE-7-26-6	22	.81 to 5.31 AC	1964 to 2000	7 to 11	\$162,000 to \$324,000
Collin Creek Div. 1	168580	NE-20-26-6, NW-21-26-6	27	.41 to .89 AC	1995 to 1999	10	\$171,000 to \$217,000
Collin Creek Div. 2	168581	NW-21-26-6	7	.42 to .72 AC	1996 to 1999	10	\$174,000 to \$214,000
Eastwood Acres	221580	NE-33-26-6	10	.70 to 1.29 AC	1993 to 1995	9	\$190,000 to \$210,000
Great Northwest Builders #1	287240	NE-17-26-6	3	.22 to .45 AC	1971	6	\$142,000 to \$156,000
The Hedges	321650	SE-20-26-6, NE-29-26-6	45	.48 to 3.28 AC	2000 to 2006	11 to 13	\$304,000 to \$759,000
Henley Park Estates	324950	SE-10-26-6	22	.70 to 1.20 AC	1993 to 1997	9	\$200,000
Lake of the Woods Div. 1	405450	All-21-26-6	60	.80 to 4.29 AC	1987 to 2002	9 to 13	\$196,000 to \$496,000
Lake of the Woods Div. 2	405451	All-21-26-7	41	.75 to 2.42 AC	1989 to 1998	11 to 13	\$196,000 to \$504,000
Lake of the Woods Div. 3	405452	NW-21-26-6	29	.91 to 1.86 AC	1990 to 1993	10 to 12	\$207,000 to \$273,000
Lake of the Woods Div. 4	405453	All-21-26-6	48	.68 to 2.57 AC	1990 to 2001	9 to 13	\$115,000 to \$316,000
Lake of the Woods Div. 5	405454	NE-21-26-6	14	.61 to 1.71 AC	1994 to 2000	10 to 11	\$185,000 to \$283,000

PLAT NAME	MAJOR	QSTR	# LOTS	LOT SIZE	YR BUILT	GRADE	SITE VALUE
Lake of the Woods Div. 6	405455	SW-21-26-6	11	.61 to 2.71 AC	1993 to 2003	10 to 11	\$186,000 to \$279,000
Lake of the Woods Div. 7	405456	NE-21-26-6	35	.70 to 1.75 AC	1994 to 1999	9 to 11	\$193,000 to \$265,000
Lake of the Woods East Div. 1	405470	NW/SW-22-26-6	31	.65 to 2.29 AC	1997 to 1998	9	\$190,000 to \$269,000
Lake of the Woods East Div. 2	405471	SW-22-26-6	24	.61 to 1.53 AC	1998	9	\$190,000 to \$225,000
Lake of the Woods East Div. 3	405472	NW-22-26-6	31	.46 to 3.12 AC	1996 to 1998	9	\$185,000 to \$312,000
Lake of the Woods South Div. 1	405500	SE-21-26-6	12	.48 to 1.14 AC	1993 to 1996	9 to 10	\$176,000 to \$244,000
Lexington	429810	SW-4-26-6, NW-9-26-6	52	.55 to 1.21 AC	1993 to 1999	9 to 10	\$147,000 to \$177,000
Lexington Div. 2	429821	NW-9-26-6	10	.63 to 1.0 AC	1995 to 1996	8 to 9	\$154,000 to \$173,000
Lexington South	429870	NW-9-26-7	9	.54 to 1.45 AC	1996 to 1997	9	\$156,000 to \$197,000
Mastin Addition to Ring Hill	520100	SW-16-26-6	7	.64 to 1.27 AC	1994 to 1995	8 to 9	\$205,000 to \$215,000
Mink Road Ranch Sites	554780	SE-8-26-6	9	.60 to 1.24 AC	1977	8	\$41,000 to \$206,000
Paradise Lake Gardens	662630	NE/NW-5-25-6	11	.72 to 10.38 AC	1935 to 1963	5 to 7	\$48,000 to \$264,000
Paradise Woods	662730	NW/SW-8-26-6	20	.65 to .90 AC	1981 to 1982	7 to 8	\$138,000 to \$165,000
Ranchettes East	714600	SW-9-26-6	7	1.42 to 2.98 AC	1968 to 1998	6 to 10	\$134,000 to \$183,000
Richland Acres #3	727310	SE/SW-30-26-6	60	.11 to 13.94 AC	1915 to 2001	4 to 11	\$38,000 to \$609,000
Ridge at Bear Creek	729890	SE-16-26-6	23	.55 to 1.08 AC	1997 to 1999	9	\$205,000 to \$210,000
Saybrook Estates Div. 1	757490	SE-9-26-6	24	.70 to 14.14 AC	1991 to 2007	9 to 10	\$205,000 to \$305,000
Saybrook Estates Div. 2	757491	SE-9-26-6, NE-16-26-6	127	.58 to 1.64 AC	1991 to 1998	10	\$205,000 to \$230,000
Shadowbrook Div. 1	770196	SW-20-26-6, NW-29-26-6, NE-30-26-6	140	.33 to 1.31 AC	1989 to 1996	10 to 12	\$222,000 to \$396,000
Shadowbrook Div. 2	770198	NW-29-26-6	11	.61 to .95 AC	1991 to 1997	10 to 12	\$311,000 to \$352,000
Shadowbrook Div. 3	770199	NW/SW-29-26-6	80	.34 to 1.07 AC	1984 to 1997	8 to 11	\$209,000 to \$321,000
Smith-Turner Subdivision	782765	NW-9-26-6	2	.89 to 1.02 AC	1977 to 1984	7 to 8	\$167,000 to \$174,000
Stromlands Tracts	805350	SE-32-26-6	53	.21 to 9.46 AC	1924 to 1992	4 to 12	\$149,000 to \$557,000
Winter Woods	948577	NE-17-26-6	11	.60 to 1.24 AC	1997 to 1998	8	\$205,000 to \$210,000
Withers Addition #2	949280	SW-16-26-6	7	.78 to .99 AC	1979 to 1982	7	\$124,000 to \$189,000
Woodinlake Trails	951670	NE/NW-8-26-6	26	.67 to 1.59 AC	1982 to 1989	7 to 9	\$121,000 to \$179,000

Vacant Sales Used In This Physical Inspection Analysis
Area 95

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
5	022606	9022	07/06/2006	\$320,000	199,940	N	N
5	022606	9033	01/24/2006	\$280,000	386,997	N	N
5	032606	9048	02/01/2006	\$279,000	217,800	N	N
5	042606	9032	04/11/2004	\$302,000	385,506	N	N
5	042606	9080	11/28/2006	\$260,000	246,985	N	N
5	052606	9031	05/12/2006	\$365,000	494,841	N	N
5	092606	9022	07/08/2005	\$315,000	626,828	N	N
5	092606	9032	04/25/2005	\$235,000	162,021	N	N
5	092606	9032	04/19/2006	\$254,000	162,021	N	N
5	092606	9037	11/29/2006	\$290,000	342,925	N	N
5	092606	9037	11/29/2006	\$290,000	342,925	N	N
5	092606	9045	09/10/2004	\$330,000	412,544	N	N
5	092606	9098	05/05/2005	\$175,000	41,250	N	N
5	092606	9140	04/07/2004	\$260,000	89,640	N	N
5	092606	9204	03/24/2004	\$165,000	129,275	N	N
5	092606	9207	08/30/2004	\$227,000	122,962	N	N
5	112606	9021	04/19/2005	\$300,000	425,581	N	N
5	152606	9094	03/31/2004	\$210,000	102,801	N	N
5	162606	9042	06/15/2006	\$370,000	287,729	N	N
5	162606	9053	06/08/2006	\$360,000	238,708	N	N
5	162606	9057	09/16/2004	\$150,000	45,302	N	N
5	172606	9159	09/10/2004	\$519,000	373,744	N	N
5	172606	9284	01/26/2005	\$182,500	39,020	N	N
5	222606	9054	07/12/2005	\$508,200	686,151	Y	N
5	352606	9066	09/23/2004	\$390,000	220,413	Y	N
5	554780	0060	08/18/2005	\$50,000	26,394	N	N
9	081840	0070	10/28/2006	\$352,000	32,807	N	N
9	202606	9009	03/06/2006	\$475,000	218,235	N	N
9	202606	9017	10/22/2004	\$370,000	109,335	N	N
9	202606	9060	04/12/2005	\$200,000	119,354	N	N
9	212606	9016	04/22/2004	\$345,000	458,686	N	N
9	321650	0220	07/14/2006	\$495,000	26,226	N	N
9	321650	0280	05/17/2004	\$399,950	33,374	N	N
9	321650	0330	08/11/2005	\$435,950	25,661	N	N
9	321650	0340	06/07/2004	\$328,950	28,298	N	N
9	321650	0390	04/26/2004	\$395,000	21,646	N	N
9	321650	0423	07/02/2004	\$379,950	81,022	N	N
9	321650	0423	06/20/2005	\$480,000	81,022	N	N
9	321650	0435	03/26/2004	\$324,950	22,716	N	N
9	321650	0480	02/08/2006	\$590,000	48,883	N	N
9	322606	9056	02/26/2004	\$282,000	158,994	N	N
9	322606	9069	04/18/2005	\$205,000	87,991	N	N

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
9	405451	0170	10/02/2006	\$500,000	66,789	N	N
9	405453	0150	05/23/2005	\$165,000	54,316	N	N
9	805350	0380	06/01/2004	\$227,000	212,137	N	N

Vacant Sales Removed From This Physical Inspection Analysis
Area 95

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
5	029371	0020	10/30/2006	\$15,000	QUIT CLAIM DEED
5	032606	9051	02/07/2005	\$200,000	NON-REPRESENTATIVE SALE
5	032606	9056	12/22/2004	\$125,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
5	042606	9002	03/30/2006	\$160,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
5	082606	9209	02/05/2004	\$75,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	092606	9032	06/13/2006	\$13,500	NON-REPRESENTATIVE SALE
5	092606	9118	12/28/2005	\$80,000	PLOTTAGE;
5	152606	9091	10/17/2005	\$144,000	NON-REPRESENTATIVE SALE
5	152606	9109	11/03/2004	\$62,000	QUIT CLAIM DEED
5	757490	0230	06/27/2005	\$185,000	BUILDER OR DEVELOPER SALES
9	062510	0003	09/01/2005	\$5,000	PLOTTAGE; RELATED PARTY, FRIEND, OR NEIGHBOR
9	062510	0015	12/16/2004	\$14,000	GOVERNMENT AGENCY; EASEMENT OR RIGHT-OF-WAY;
9	062510	0162	01/29/2004	\$116,349	QUIT CLAIM DEED;
9	062610	0040	05/10/2006	\$75,000	NON-REPRESENTATIVE SALE
9	124310	0083	05/05/2004	\$235,000	TEAR DOWN
9	124310	0085	07/19/2006	\$154,125	NO MARKET EXPOSURE;
9	124310	0200	07/01/2005	\$275,000	NO MARKET EXPOSURE;
9	292606	9072	04/21/2006	\$110,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
9	292606	9072	04/06/2006	\$5,000	QUIT CLAIM DEED
9	312606	9030	02/04/2006	\$80,000	PARTIAL INTEREST (1/3, 1/2, Etc.);
9	312606	9039	02/04/2006	\$90,000	NO MARKET EXPOSURE;
9	312606	9053	02/18/2004	\$80,000	NO MARKET EXPOSURE;
9	312606	9156	08/17/2004	\$82,500	GOVERNMENT AGENCY
9	312606	9157	02/11/2006	\$1,600	CORPORATE AFFILIATES; NO MARKET EXPOSURE
9	312606	9157	02/11/2006	\$30,250	NO MARKET EXPOSURE
9	322606	9049	07/01/2005	\$135,000	NO MARKET EXPOSURE; QUIT CLAIM DEED;
9	332606	9018	10/17/2005	\$4,481	GOVERNMENT AGENCY
9	405455	0020	07/08/2004	\$590,000	TRADE;
9	405456	0350	09/13/2006	\$550,000	BUILDER OR DEVELOPER SALES
9	727310	0006	04/06/2005	\$92,500	NON-REPRESENTATIVE SALE
9	727310	0080	02/23/2005	\$110,000	GOVERNMENT AGENCY

Improved Parcel Total Value Model:

Model Development, Description and Conclusions

Most sales were field verified and characteristics updated prior to model development. Additionally, all sales from 1/2004 to 1/2007 were given equal consideration and weight in the model. The assessment level sought in this valuation is 100% of market as mandated by the governing jurisdiction.

A total of 505 sales were verified and used in the Area 95 final analysis. The analysis consisted of a systematic review of pertinent characteristics such as, year built, condition, grade, accessories, above grade living area, garage and basement. After initial review, characteristics that indicated a possible adjustment were analyzed using NCSS (Number Crunching Statistical Software) along with Microsoft Excel. A number of charts, graphs, tables and reports were analyzed to determine which specific variables would be included in the final valuation model. These tools showed that Sub Area 9, Building RCN (Replacement Cost New), Age (Age=2008-Year Built/Renovated +1), Good Condition, Very Good Condition along with 3 specific plat variables that best improved assessment uniformity. Base Land Value and Accessory RCNLD (replacement cost less depreciation) were also part of the final model. Through this process a cost based EMV (Estimate of Market Value) model was developed. Cost based EMV models tend to work best in more heterogeneous areas like Area 95, due to their ability to account for a wide range of variables that can impact value. The variable Building RCN takes into account above grade living area, basement, finished basement, covered parking, grade as well as other features. The variables for Age, Good Condition and Very Good Condition were included in the model to account for depreciation since the variable Building RCN does not include any depreciation. Because Good and Very Good Condition were the only condition variables, properties that have Fair or Poor Condition were exceptions to EMV. More than 86% of detached single family residences in Area 95 were valued using EMV. The remaining properties were valued using RCNLD, Adjusted RCNLD or Adjusted EMV.

Improvements valued using methods other than EMV are typically exception parcels. Exception parcels in Area 95 include but are not limited to Poor and Fair Condition, Grade 13, Grade < 6, Improvement Count > 1 and improvements with percent complete, obsolescence or net condition.

The improved parcel total value models are included later in this report.

Improved Parcel Total Value Model Calibration

Dependent Variable: Natural Log(Sales Price-Base Land Value-Accessory RCNLD)

Excel transformations with regression coefficients are in italics.

<u>Independent Variables</u>	<u>Transformations</u>
Intercept	1.339439
Sub Area 9	=Natural Log of 10 if located in Sub Area 9 =IF(Subnumeric =9,LN(10),0)*.02409001
Building RCN	=Natural Log of Building RCN divided by 1000 =LN(BldgRcn/1000)*.9131345
Age	=Natural Log of 2008 less Year Built/Renovate plus 1 =LN((2008-Year Built/Renovate)+1)*-.252462
Good Condition	=Natural Log of 10 if condition is Good =If(Condition=4,LN(10),0)*.08518086
Very Good Condition	=Natural Log of 10 if condition is Very Good =If(Condition=5,LN(10),0)*.1603509
Bear Creek Country Club	=Natural Log of 10 if located in Bear Creek Country Club =If(and(majnumeric>=062410,majnumeric<=062412),LN(10),0)*.0519966
Lake of the Woods East	=Natural Log of 10 if located in Lake of the Woods East =If(and(majnumeric>=405470,majnumeric<=405472),LN(10),0)*-.05651262
Shadowbrook	=Natural Log of 10 if located in Shadowbrook =If(and(majnumeric>=770196,majnumeric<=770199),LN(10),0)*-.08177394

Improved Parcel Valuation Model:

EMV = (EXP(Intercept + Sub Area 9 + Building RCN - Age + Good Condition + Very Good Condition + Bear Creek Country Club - Lake of the Woods East - Shadowbrook)*1000) + Base Land Value + Accessory RCNLD

Truncate result to “000”

Select Land Value = Base Land Value

Select Improvements Value = EMV – Select Land Value

Improved Parcel Total Value Model Calibration Continued:

EMV values were not generated for:

- Buildings with grade less than 6 or greater than 12
- Building two or greater. (EMV is generated for building one only.)
- Lot size less than 100 square feet
- Condition < 3 (Average)
- Obsolescence > 0
- Percent Complete < 100%
- Net Condition < 100%

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used In This Physical Inspection Analysis
Area 95

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
5	092606	9206	09/21/2004	\$337,204	1,200	0	5	1997	3	79,279	N	N	16916 212TH AVE NE
5	172606	9051	10/14/2005	\$295,000	780	0	6	1989	4	13,500	N	N	15210 MINK RD NE
5	172606	9096	11/23/2004	\$252,950	940	0	6	1967	3	18,295	N	N	15761 MINK RD NE
5	082606	9002	07/14/2004	\$355,000	1,350	0	6	1947	3	368,517	N	N	18350 204TH AVE NE
5	092606	9087	09/07/2004	\$362,000	1,380	0	6	1977	3	160,300	N	N	17816 214TH AVE NE
5	092606	9153	06/20/2005	\$340,000	1,440	0	6	1976	4	46,609	N	N	21522 NE 165TH ST
5	032606	9077	06/08/2005	\$266,000	770	770	7	1977	5	31,041	N	N	23733 NE 192ND WAY
5	092606	9116	08/10/2006	\$407,950	1,160	670	7	1968	4	9,677	N	N	16514 212TH AVE NE
5	172606	9191	01/12/2006	\$423,000	1,190	500	7	1981	3	30,927	N	N	15912 MINK RD NE
5	032606	9059	04/08/2005	\$295,500	1,200	0	7	1980	3	80,737	N	N	19421 238TH AVE NE
5	102606	9033	01/28/2005	\$285,000	1,240	800	7	1979	3	37,375	N	N	18010 230TH AVE NE
5	092606	9040	07/27/2005	\$400,000	1,290	290	7	1990	4	29,650	N	N	18103 226TH AVE NE
5	162606	9052	10/06/2006	\$499,500	1,350	440	7	1977	4	45,738	N	N	21918 NE 156TH ST
5	162606	9140	03/09/2005	\$475,000	1,350	910	7	1977	4	51,400	N	N	21312 NE 156TH ST
5	172606	9078	07/28/2006	\$405,000	1,350	0	7	1961	4	32,670	N	N	16052 MINK RD NE
5	082606	9137	01/23/2006	\$360,000	1,360	0	7	1972	4	14,810	N	N	16818 199TH PL NE
5	032606	9079	05/13/2005	\$457,000	1,390	1010	7	1983	4	73,180	N	N	19826 233RD AVE NE
5	172606	9167	09/21/2004	\$420,000	1,400	970	7	1979	3	297,514	N	N	14830 210TH AVE NE
5	162606	9115	04/28/2004	\$367,000	1,450	1170	7	1977	4	42,066	N	N	21519 NE 165TH ST
5	222606	9049	10/26/2006	\$680,000	1,450	0	7	1992	3	261,530	N	N	13712 238TH AVE NE
5	162606	9135	10/17/2005	\$395,000	1,460	940	7	1977	3	48,787	N	N	21908 NE 164TH ST
5	082606	9095	03/22/2004	\$360,000	1,540	1450	7	1944	4	124,581	N	N	20015 NE WOODINVILLE-DUVALL RD
5	951670	0010	03/04/2004	\$260,000	1,550	0	7	1984	3	39,922	N	N	17530 204TH AVE NE
5	951670	0020	06/14/2004	\$295,000	1,620	0	7	1985	3	29,272	N	N	20403 NE 176TH PL
5	092606	9127	08/25/2005	\$390,000	1,650	0	7	1989	3	110,642	N	N	17126 217TH PL NE
5	042606	9077	03/09/2005	\$405,000	1,720	0	7	1986	3	53,578	N	N	19417 224TH CT NE
5	092606	9174	08/13/2004	\$345,000	1,720	560	7	1986	3	46,904	N	N	22006 NE 175TH ST
5	162606	9245	03/23/2004	\$349,500	1,730	0	7	1989	3	35,119	N	N	15207 216TH AVE NE
5	062650	0020	07/24/2006	\$529,000	1,990	0	7	1976	5	52,272	N	N	16401 209TH AVE NE

**Improved Sales Used In This Physical Inspection Analysis
Area 95**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
5	162606	9112	02/13/2004	\$360,000	2,050	360	7	1977	3	57,013	N	N	21515 NE 161ST ST
5	152606	9116	10/13/2004	\$449,900	2,430	0	7	1984	3	91,040	N	N	23224 NE 156TH PL
5	162606	9098	08/29/2006	\$680,000	2,460	0	7	1967	5	101,930	N	N	21635 NE 159TH ST
5	162606	9117	02/25/2004	\$385,000	1,190	890	8	1977	4	87,555	N	N	21726 NE 154TH ST
5	152606	9048	04/14/2006	\$440,000	1,250	470	8	1981	3	47,044	N	N	15907 232ND AVE NE
5	162606	9065	03/28/2006	\$525,000	1,260	820	8	1979	4	42,993	N	N	22124 NE 150TH ST
5	092606	9154	11/27/2006	\$436,500	1,270	450	8	1978	4	41,817	N	N	21512 NE 165TH ST
5	162606	9136	12/06/2006	\$534,950	1,320	920	8	1977	4	48,787	N	N	21820 NE 164TH ST
5	162606	9143	12/01/2004	\$359,000	1,320	700	8	1978	3	36,338	N	N	21909 NE 161ST ST
5	162606	9008	12/14/2004	\$359,950	1,350	880	8	1977	3	47,044	N	N	21909 NE 156TH ST
5	162606	9085	12/08/2006	\$474,950	1,350	800	8	1977	4	53,143	N	N	21307 NE 154TH ST
5	162606	9145	02/11/2004	\$373,500	1,350	880	8	1977	3	47,044	N	N	21821 NE 156TH ST
5	162606	9161	01/05/2006	\$474,950	1,350	880	8	1978	3	54,014	N	N	14724 219TH AVE NE
5	092606	9151	04/22/2005	\$330,000	1,360	390	8	1977	3	44,866	N	N	16533 213TH PL NE
5	162606	9089	04/01/2005	\$340,500	1,360	800	8	1979	3	50,965	N	N	15313 227TH AVE NE
5	162606	9128	10/24/2006	\$475,000	1,360	950	8	1977	4	48,351	N	N	15110 216TH AVE NE
5	172606	9157	02/15/2005	\$372,500	1,370	720	8	1979	3	38,426	N	N	14928 210TH AVE NE
5	162606	9168	09/16/2004	\$354,000	1,390	840	8	1979	3	54,014	N	N	14816 223RD AVE NE
5	162606	9129	05/16/2005	\$525,000	1,440	400	8	1978	4	101,494	N	N	14810 216TH AVE NE
5	162606	9129	06/30/2004	\$511,952	1,440	400	8	1978	4	101,494	N	N	14810 216TH AVE NE
5	082606	9151	06/15/2004	\$362,950	1,450	650	8	1975	3	44,866	N	N	17011 199TH PL NE
5	162606	9184	08/21/2006	\$499,950	1,470	1060	8	1979	4	54,086	N	N	22108 NE 150TH ST
5	082606	9150	05/25/2005	\$545,000	1,480	980	8	1975	5	42,253	N	N	17101 199TH PL NE
5	082606	9070	08/02/2005	\$404,000	1,520	490	8	1978	3	50,965	N	N	16721 MINK RD NE
5	102606	9087	04/04/2004	\$390,000	1,520	500	8	1978	3	134,600	N	N	23032 NE WOODINVILLE-DUVALL RD
5	162606	9025	02/20/2004	\$339,950	1,550	480	8	1978	3	49,222	N	N	21922 NE 150TH ST
5	102606	9141	06/20/2005	\$390,000	1,620	0	8	1988	3	38,619	N	N	18108 228TH AVE NE
5	162606	9219	09/21/2004	\$425,000	1,680	1120	8	1982	3	43,995	N	N	14815 219TH AVE NE
5	162606	9222	08/22/2005	\$519,500	1,690	1120	8	1983	4	54,014	N	N	21613 NE 164TH ST
5	162606	9130	10/18/2004	\$549,950	1,710	800	8	1977	4	104,108	N	N	14616 216TH AVE NE
5	172606	9291	04/25/2005	\$505,000	1,710	1690	8	1997	3	41,180	N	N	14923 206TH AVE NE
5	172606	9217	09/13/2006	\$542,000	1,720	590	8	1987	4	39,717	N	N	15704 208TH AVE NE

**Improved Sales Used In This Physical Inspection Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
5	172606	9162	06/20/2005	\$426,000	1,730	0	8	1987	3	45,856	N	N	20729 NE 156TH ST
5	082606	9035	11/22/2006	\$580,000	1,840	570	8	1978	4	55,756	N	N	16805 MINK RD NE
5	102606	9158	05/23/2005	\$395,000	1,850	0	8	1987	3	36,287	N	N	23517 NE WOODINVILLE-DUVALL RD
5	102606	9158	10/27/2004	\$367,500	1,850	0	8	1987	3	36,287	N	N	23517 NE WOODINVILLE-DUVALL RD
5	172606	9224	07/18/2006	\$485,000	1,860	0	8	1985	4	44,431	N	N	15711 210TH AVE NE
5	062620	0230	07/08/2005	\$440,000	1,920	0	8	1984	4	36,300	N	N	20227 NE 163RD ST
5	172606	9285	08/01/2005	\$557,000	1,930	0	8	1997	3	102,801	N	N	15552 MINK RD NE
5	102606	9151	05/04/2004	\$384,000	2,010	550	8	1987	3	66,245	N	N	23506 NE 181ST ST
5	102606	9197	05/19/2006	\$835,000	2,020	0	8	2003	3	262,808	N	N	23918 NE WOODINVILLE-DUVALL RD
5	102606	9022	09/14/2004	\$425,000	2,040	0	8	1989	3	54,014	N	N	17840 228TH PL NE
5	102606	9172	08/09/2005	\$474,900	2,050	0	8	1989	3	34,222	N	N	17912 236TH PL NE
5	162606	9236	02/07/2005	\$470,000	2,070	0	8	1987	3	45,263	N	N	21409 NE 161ST ST
5	062620	0250	07/17/2006	\$549,000	2,080	0	8	1984	4	35,002	N	N	20247 NE 163RD ST
5	162606	9026	12/01/2004	\$415,000	2,090	700	8	1977	4	42,105	N	N	21407 NE 165TH ST
5	082606	9134	10/13/2004	\$332,000	2,140	0	8	1971	4	19,000	N	N	17006 199TH PL NE
5	062620	0070	11/08/2005	\$529,950	2,150	0	8	1984	4	35,000	N	N	20234 NE 163RD ST
5	172606	9221	08/16/2006	\$520,000	2,170	0	8	1984	3	43,660	N	N	15521 210TH AVE NE
5	062620	0240	10/30/2006	\$720,000	2,220	0	8	1984	5	40,126	N	N	20237 NE 163RD ST
5	092606	9193	07/26/2006	\$555,000	2,220	0	8	1996	3	80,586	N	N	22260 NE WOODINVILLE-DUVALL RD
5	082606	9056	11/07/2006	\$558,500	2,290	0	8	1990	3	73,616	N	N	17631 202ND PL NE
5	032606	9053	02/06/2006	\$599,500	2,310	1150	8	1992	3	105,415	N	N	24315 NE 188TH ST
5	172606	9158	12/20/2005	\$535,000	2,330	0	8	1987	4	37,668	N	N	14829 210TH AVE NE
5	082606	9012	09/15/2005	\$649,950	2,350	0	8	1978	5	98,881	N	N	20007 NE 168TH PL
5	092606	9009	03/09/2004	\$439,000	2,350	0	8	1994	3	63,162	N	N	21801 NE 175TH ST
5	429821	0050	02/06/2004	\$433,000	2,400	0	8	1996	3	29,278	N	N	21404 NE 184TH PL
5	032606	9032	08/03/2005	\$510,000	2,450	0	8	1995	3	200,376	N	N	20330 242ND AVE NE
5	714600	0070	07/26/2005	\$544,000	2,490	0	8	1998	3	64,468	N	N	21827 NE WOODINVILLE-DUVALL RD
5	948577	0080	03/14/2005	\$545,000	2,490	1040	8	1998	3	31,211	N	N	15601 212TH AVE NE
5	082606	9175	08/23/2004	\$409,000	2,560	0	8	1978	3	68,824	N	N	20634 NE 181ST PL
5	062620	0090	03/04/2004	\$449,900	2,660	0	8	1984	3	30,097	N	N	16314 202ND AVE NE
5	162606	9057	10/04/2005	\$589,000	2,700	0	8	2005	3	45,302	N	N	21419 NE 151ST ST
5	162606	9183	02/22/2006	\$701,000	2,770	0	8	1984	4	41,565	N	N	15118 221ST AVE NE

**Improved Sales Used In This Physical Inspection Analysis
Area 95**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
5	082606	9242	09/28/2004	\$550,000	2,790	0	8	1997	3	47,480	N	N	21022 NE 165TH ST
5	162606	9242	03/28/2005	\$505,000	2,790	0	8	1988	3	46,366	N	N	22627 NE 150TH ST
5	172606	9287	03/18/2004	\$462,500	2,810	0	8	2001	3	88,862	N	N	15704 MINK RD NE
5	042606	9105	01/10/2005	\$517,000	2,820	0	8	1990	3	39,526	N	N	19907 226TH AVE NE
5	042606	9105	05/21/2004	\$474,000	2,820	0	8	1990	3	39,526	N	N	19907 226TH AVE NE
5	032606	9159	12/05/2005	\$655,000	2,830	0	8	1999	3	46,708	N	N	23417 NE 188TH ST
5	092606	9076	05/16/2005	\$730,000	3,000	640	8	1993	3	158,558	N	N	17918 214TH AVE NE
5	032606	9149	06/21/2004	\$440,000	3,050	0	8	1987	3	66,646	N	N	19808 233RD AVE NE
5	172606	9099	07/20/2005	\$760,000	3,170	1390	8	1967	4	97,292	N	N	20236 NE 148TH ST
5	172606	9261	01/07/2004	\$479,000	3,340	0	8	1987	4	39,850	N	N	14924 206TH AVE NE
5	162606	9107	08/06/2004	\$590,000	4,180	0	8	1962	4	58,806	N	N	16111 216TH AVE NE
5	082606	9010	09/21/2005	\$425,000	1,780	790	9	1978	3	33,122	N	N	17232 197TH AVE NE
5	102606	9157	05/15/2006	\$510,000	1,810	0	9	1989	3	93,654	N	N	23513 NE WOODINVILLE-DUVALL RD
5	172606	9252	10/23/2006	\$523,500	1,820	0	9	1986	4	43,560	N	N	15403 210TH AVE NE
5	142606	9033	10/19/2004	\$530,000	1,860	950	9	2001	3	71,874	N	N	15433 WEST SNOQUALMIE VALLEY RD NE
5	032606	9160	11/18/2004	\$535,000	1,910	530	9	1998	3	46,516	N	N	18611 236TH AVE NE
5	092606	9146	07/16/2005	\$449,000	2,000	0	9	1978	4	34,740	N	N	21721 NE 176TH PL
5	092606	9078	11/07/2005	\$450,000	2,100	450	9	1978	3	35,732	N	N	21708 NE 176TH PL
5	405471	0020	06/23/2006	\$645,000	2,120	0	9	1998	3	38,592	N	N	13833 233RD CT NE
5	405471	0020	04/22/2004	\$462,100	2,120	0	9	1998	3	38,592	N	N	13833 233RD CT NE
5	405471	0150	04/25/2006	\$640,000	2,180	0	9	1998	3	32,688	N	N	23412 NE 138TH WAY
5	405472	0180	09/01/2004	\$505,192	2,230	0	9	1998	3	30,131	N	N	14337 231ST CT NE
5	092606	9183	08/12/2005	\$586,000	2,240	0	9	1996	3	40,530	N	N	18340 222ND WAY NE
5	429810	0290	03/17/2006	\$658,300	2,270	0	9	1996	3	23,864	N	N	21302 NE 186TH ST
5	032606	9113	03/08/2005	\$600,000	2,310	1760	9	1980	3	57,499	N	N	18908 229TH AVE NE
5	042606	9075	10/24/2005	\$550,000	2,420	600	9	1987	3	43,995	N	N	19319 224TH CT NE
5	172606	9145	07/22/2005	\$514,900	2,420	0	9	1989	3	42,890	N	N	20820 NE 156TH ST
5	429810	0230	10/26/2006	\$679,950	2,440	0	9	1995	3	31,427	N	N	18608 214TH AVE NE
5	429870	0080	12/06/2005	\$565,000	2,470	0	9	1997	3	23,467	N	N	21745 NE 181ST PL
5	102606	9126	06/28/2004	\$690,000	2,490	0	9	2000	3	180,774	N	N	17513 233RD AVE NE
5	032606	9139	06/12/2006	\$517,990	2,500	0	9	1984	3	87,120	N	Y	19823 233RD AVE NE
5	032606	9158	06/16/2005	\$589,950	2,530	0	9	1998	3	53,703	N	N	18717 236TH AVE NE

**Improved Sales Used In This Physical Inspection Analysis
Area 95**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
5	092606	9201	05/19/2004	\$617,000	2,540	0	9	1997	3	41,217	N	N	17907 218TH AVE NE
5	032606	9112	03/10/2004	\$587,000	2,550	1780	9	1980	3	61,419	N	N	22802 NE 189TH ST
5	324950	0010	02/01/2006	\$602,000	2,550	0	9	1993	3	34,971	N	N	16806 236TH AVE NE
5	429810	0110	08/16/2004	\$537,500	2,550	0	9	1997	3	32,644	N	N	21304 NE 189TH ST
5	104120	0080	08/26/2005	\$720,000	2,580	600	9	1997	3	51,469	N	N	21407 NE 146TH PL
5	405472	0250	09/05/2005	\$639,000	2,580	0	9	1998	3	30,555	N	N	14223 229TH AVE NE
5	324950	0170	03/02/2004	\$455,000	2,590	0	9	1994	3	35,784	N	N	23622 NE 170TH ST
5	429810	0400	09/08/2006	\$670,000	2,590	0	9	1996	3	33,602	N	N	21309 NE 186TH ST
5	352606	9061	03/16/2005	\$570,000	2,600	0	9	1988	3	216,928	N	N	11119 248TH AVE NE
5	324950	0110	11/17/2005	\$615,000	2,610	0	9	1993	3	52,289	N	N	23709 NE 170TH ST
5	405470	0160	11/27/2005	\$617,000	2,620	0	9	1997	3	32,935	N	N	14010 235TH PL NE
5	405470	0160	06/15/2004	\$478,000	2,620	0	9	1997	3	32,935	N	N	14010 235TH PL NE
5	405470	0160	03/04/2004	\$468,000	2,620	0	9	1997	3	32,935	N	N	14010 235TH PL NE
5	405470	0350	03/10/2006	\$682,500	2,620	0	9	1998	3	46,842	N	N	23511 NE 140TH ST
5	405471	0190	05/25/2006	\$679,500	2,620	0	9	1998	3	51,354	N	N	23337 NE 138TH WAY
5	405471	0230	12/31/2004	\$523,500	2,620	0	9	1998	3	36,152	N	N	23205 NE 138TH WAY
5	324950	0060	11/07/2005	\$597,500	2,630	0	9	1993	3	36,489	N	N	16909 237TH PL NE
5	324950	0130	07/21/2005	\$596,000	2,630	0	9	1994	3	35,599	N	N	23729 NE 170TH ST
5	324950	0130	06/08/2004	\$545,950	2,630	0	9	1994	3	35,599	N	N	23729 NE 170TH ST
5	324950	0040	02/11/2005	\$530,000	2,640	0	9	1993	3	30,919	N	N	16925 237TH PL NE
5	429810	0240	10/21/2005	\$582,000	2,680	0	9	1993	3	28,243	N	N	18614 214TH AVE NE
5	172606	9284	03/28/2006	\$630,000	2,710	0	9	2006	3	39,020	N	N	20943 NE 163RD ST
5	405471	0210	12/23/2004	\$520,000	2,730	0	9	1998	3	39,131	N	N	23315 NE 138TH WAY
5	082606	9109	10/28/2004	\$729,000	2,760	0	9	1979	4	77,536	N	N	20701 NE 167TH PL
5	324950	0090	07/05/2005	\$570,000	2,780	0	9	1994	3	35,178	N	N	16916 237TH PL NE
5	172606	9279	11/08/2006	\$755,000	2,830	0	9	1993	3	43,475	N	N	16422 199TH CT NE
5	429810	0490	04/22/2005	\$589,950	2,860	0	9	1997	3	31,589	N	N	18303 215TH WAY NE
5	405470	0320	05/13/2004	\$470,000	2,880	0	9	1998	3	28,344	N	N	23441 NE 140TH ST
5	324950	0050	06/12/2005	\$609,000	2,890	0	9	1993	3	35,862	N	N	16917 237TH PL NE
5	102606	9179	02/13/2004	\$635,000	2,900	0	9	2003	3	233,917	N	N	24126 NE WOODINVILLE-DUVALL RD
5	405472	0110	05/15/2006	\$649,500	2,950	0	9	1997	3	27,968	N	N	23220 NE 141ST PL
5	152606	9114	03/12/2004	\$580,000	2,980	0	9	1991	3	87,120	N	N	23418 NE 156TH PL

**Improved Sales Used In This Physical Inspection Analysis
Area 95**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
5	429810	0050	07/15/2004	\$559,950	3,010	0	9	1996	3	36,250	N	N	18604 215TH WAY NE
5	429810	0280	04/20/2004	\$535,000	3,010	0	9	1995	3	28,422	N	N	18601 214TH AVE NE
5	729890	0020	08/26/2004	\$540,000	3,100	0	9	1997	3	30,263	N	N	15008 225TH AVE NE
5	429810	0040	02/01/2005	\$538,000	3,140	0	9	1997	3	36,250	N	N	18420 215TH WAY NE
5	405471	0080	06/30/2004	\$495,000	3,150	0	9	1998	3	61,176	N	N	23322 NE 138TH WAY
5	405472	0160	06/04/2004	\$580,000	3,150	0	9	1998	3	39,708	N	N	14336 231ST CT NE
5	112606	9051	11/06/2006	\$749,950	3,170	0	9	1991	3	286,624	N	N	16703 WEST SNOQUALMIE VALLEY RD NE
5	172606	9089	07/25/2005	\$680,000	3,190	0	9	1981	4	63,802	N	N	20809 NE 156TH ST
5	429810	0030	05/19/2005	\$535,000	3,190	0	9	1994	3	37,082	N	N	18412 215TH WAY NE
5	172606	9253	08/04/2004	\$595,000	3,200	0	9	1986	3	128,066	N	N	15327 210TH AVE NE
5	405470	0260	10/28/2005	\$675,000	3,230	0	9	1998	3	44,364	N	N	23229 NE 141ST PL
5	405470	0340	09/27/2004	\$624,950	3,230	0	9	1998	3	61,711	N	N	23457 NE 140TH ST
5	405471	0140	05/17/2006	\$681,000	3,230	0	9	1998	3	30,080	N	N	13818 234TH CT NE
5	342606	9030	04/20/2006	\$750,000	3,300	0	9	1986	3	63,162	N	N	11507 243RD AVE NE
5	405470	0300	05/09/2005	\$637,500	3,310	0	9	1998	3	50,951	N	N	23432 NE NE 140TH ST
5	405471	0200	04/19/2004	\$500,000	3,310	0	9	1998	3	47,892	N	N	23329 NE 138TH WAY
5	104120	0040	07/06/2006	\$745,000	3,320	0	9	1995	3	41,892	N	N	21424 NE 146TH PL
5	104120	0070	11/16/2004	\$620,000	3,320	0	9	1996	3	57,499	N	N	21402 NE 146TH PL
5	405470	0210	05/19/2004	\$525,000	3,330	0	9	1997	3	36,813	N	N	23237 NE 141ST PL
5	140070	0090	05/19/2004	\$582,500	3,350	0	9	1991	3	34,397	N	N	19722 NE 169TH ST
5	405472	0140	03/03/2004	\$552,000	3,350	0	9	1998	3	62,310	N	N	23115 NE 144TH ST
5	405472	0280	06/02/2004	\$665,000	3,350	0	9	1998	3	135,742	N	N	14247 229TH AVE NE
5	222606	9022	12/06/2004	\$664,000	3,360	0	9	2000	3	44,867	N	N	14427 232ND AVE NE
5	092606	9190	08/23/2004	\$745,000	3,410	1080	9	2000	3	38,296	N	N	21316 NE 167TH PL
5	092606	9175	03/14/2005	\$635,000	3,420	0	9	1987	3	178,596	N	N	21626 NE 165TH ST
5	092606	9207	09/23/2005	\$749,000	3,430	0	9	2005	3	122,962	N	N	22272 NE WOODINVILLE-DUVALL RD
5	104120	0100	08/18/2004	\$613,000	3,430	0	9	1996	3	42,416	N	N	21423 NE 146TH PL
5	062640	0020	04/06/2006	\$730,000	3,490	0	9	1990	3	18,521	N	N	19934 NE 155TH ST
5	140070	0110	07/08/2004	\$599,950	3,490	0	9	1991	3	41,068	N	N	19706 NE 169TH ST
5	429810	0480	05/19/2006	\$755,000	3,500	0	9	1997	3	43,825	N	N	18309 215TH WAY NE
5	032606	9140	05/13/2004	\$570,000	3,510	0	9	1984	3	86,248	N	N	19917 233RD AVE NE
5	429810	0100	06/10/2005	\$685,000	3,640	0	9	1996	3	33,547	N	N	21310 NE 189TH ST

**Improved Sales Used In This Physical Inspection Analysis
Area 95**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
5	152606	9094	12/02/2004	\$808,315	3,750	0	9	2004	3	102,801	N	N	22932 NE 150TH ST
5	032606	9136	01/05/2006	\$790,000	3,780	0	9	1999	3	214,750	N	N	23516 NE 188TH ST
5	032606	9109	05/04/2004	\$660,000	3,860	1620	9	1985	3	154,638	N	N	23004 NE 185TH ST
5	352606	9064	02/20/2004	\$875,000	3,900	0	9	2002	3	216,928	Y	N	10202 248TH AVE NE
5	032606	9103	09/08/2005	\$735,000	4,000	0	9	1991	3	81,457	N	N	22821 NE 189TH ST
5	032606	9163	04/26/2005	\$830,000	4,100	0	9	1999	3	45,654	N	N	23506 185TH PL NE
5	102606	9038	12/16/2004	\$611,000	4,290	0	9	1978	3	70,131	N	N	17310 232ND AVE NE
5	757491	0660	11/23/2005	\$735,000	2,220	0	10	1991	3	38,679	N	N	22707 NE 166TH ST
5	172606	9270	04/16/2004	\$525,000	2,510	0	10	1991	3	38,770	N	N	15117 210TH AVE NE
5	757491	1100	11/23/2005	\$715,000	2,680	0	10	1993	3	37,206	N	N	16230 223RD AVE NE
5	757491	0030	09/26/2005	\$700,000	2,710	0	10	1992	3	71,229	N	N	22006 NE 168TH CT
5	757491	1080	04/19/2005	\$651,000	2,740	0	10	1993	3	37,386	N	N	16206 223RD AVE NE
5	172606	9122	10/06/2006	\$1,175,000	2,770	880	10	1998	3	204,296	N	N	19975 NE 154TH ST
5	062640	0080	05/21/2004	\$679,000	2,840	0	10	1989	3	18,538	N	N	19931 NE 155TH ST
5	042606	9091	11/22/2005	\$1,075,000	2,890	0	10	1998	3	208,652	N	N	19525 228TH AVE NE
5	757491	0470	04/14/2005	\$645,000	3,030	0	10	1992	3	35,991	N	N	15904 SAYBROOK DR NE
5	757491	0910	05/02/2005	\$714,000	3,070	0	10	1992	3	30,557	N	N	22317 NE 160TH PL
5	029380	0800	09/21/2006	\$779,950	3,080	0	10	1994	3	54,802	N	N	19302 218TH PL NE
5	232606	9011	07/12/2004	\$675,000	3,080	0	10	1990	3	217,800	Y	N	24659 NE 133RD ST
5	029380	0880	06/09/2006	\$795,000	3,090	0	10	1992	3	37,501	N	N	19011 222ND WAY NE
5	029380	0880	11/09/2005	\$757,000	3,090	0	10	1992	3	37,501	N	N	19011 222ND WAY NE
5	757491	0250	06/13/2005	\$825,000	3,090	0	10	1994	3	37,234	N	N	15613 223RD AVE NE
5	029380	0060	12/05/2005	\$759,000	3,100	0	10	1993	3	47,302	N	N	22245 NE 187TH ST
5	029380	0260	09/12/2005	\$749,950	3,120	0	10	1993	4	42,289	N	N	22232 NE 192ND ST
5	172606	9266	07/22/2005	\$619,950	3,120	0	10	1989	3	45,310	N	N	14809 210TH AVE NE
5	757491	0170	06/03/2005	\$690,000	3,120	0	10	1996	3	51,989	N	N	16615 223RD CT NE
5	029380	0130	09/20/2005	\$700,000	3,140	0	10	1992	3	32,977	N	N	18808 222ND WAY NE
5	757491	0570	07/26/2006	\$885,000	3,140	0	10	1991	4	29,467	N	N	22515 NE 165TH CT
5	757491	0570	08/09/2004	\$720,000	3,140	0	10	1991	4	29,467	N	N	22515 NE 165TH CT
5	757491	0810	07/21/2005	\$795,000	3,150	0	10	1997	3	27,047	N	N	22421 NE 159TH ST
5	757491	0180	09/07/2004	\$780,000	3,160	820	10	1995	3	53,279	N	N	16233 223RD AVE NE
5	757491	1190	08/30/2004	\$635,000	3,160	0	10	1992	3	40,890	N	N	16717 226TH AVE NE

**Improved Sales Used In This Physical Inspection Analysis
Area 95**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
5	757491	0410	04/27/2006	\$820,000	3,180	0	10	1994	3	35,140	N	N	22509 NE 157TH CT
5	757491	0680	05/03/2005	\$735,000	3,180	0	10	1993	3	30,383	N	N	16513 SAYBROOK DR NE
5	029380	0190	03/03/2004	\$596,950	3,190	0	10	1992	3	33,612	N	N	22224 NE 189TH CT
5	757491	0710	07/26/2005	\$769,000	3,190	0	10	1993	3	33,346	N	N	16419 SAYBROOK DR NE
5	102606	9095	05/31/2006	\$1,195,000	3,200	0	10	2000	3	203,425	N	N	18415 244TH AVE NE
5	102606	9131	10/01/2004	\$652,000	3,200	0	10	1998	3	87,323	N	N	16735 237TH AVE NE
5	757491	0990	12/30/2005	\$809,000	3,200	0	10	1993	3	35,522	N	N	16422 224TH AVE NE
5	757491	0990	06/22/2004	\$700,000	3,200	0	10	1993	3	35,522	N	N	16422 224TH AVE NE
5	757491	1180	01/30/2006	\$782,000	3,200	0	10	1991	3	44,498	N	N	16711 226TH AVE NE
5	757491	1200	02/17/2005	\$647,000	3,200	0	10	1991	3	36,921	N	N	16805 226TH AVE NE
5	757491	0750	10/12/2006	\$850,000	3,210	0	10	1993	3	32,329	N	N	16023 SAYBROOK DR NE
5	162870	0183	01/20/2006	\$879,990	3,240	1650	10	1996	3	43,560	N	N	19616 NE 169TH ST
5	029380	0470	11/21/2006	\$780,000	3,260	0	10	1994	3	31,180	N	N	19614 222ND AVE NE
5	102606	9186	03/29/2006	\$810,000	3,270	0	10	1998	3	95,651	N	N	16850 238TH AVE NE
5	757490	0110	05/27/2004	\$610,000	3,270	0	10	1991	3	33,423	N	N	16610 227TH AVE NE
5	757491	0430	04/13/2004	\$689,900	3,270	0	10	1993	3	58,221	N	N	15808 SAYBROOK DR NE
5	092606	9098	04/03/2006	\$874,950	3,300	0	10	2006	3	41,250	N	N	22658 NE OLD WOODINVILLE-DUVALL RD
5	029370	0140	11/17/2005	\$730,000	3,350	0	10	1995	3	24,909	N	N	20320 217TH AVE NE
5	102606	9164	10/12/2005	\$779,000	3,370	0	10	1999	3	101,467	N	N	16708 237TH AVE NE
5	102606	9164	07/19/2004	\$680,000	3,370	0	10	1999	3	101,467	N	N	16708 237TH AVE NE
5	757491	1160	08/02/2006	\$800,000	3,390	0	10	1997	3	45,842	Y	N	16614 SAYBROOK DR NE
5	757491	1160	07/19/2005	\$700,000	3,390	0	10	1997	3	45,842	Y	N	16614 SAYBROOK DR NE
5	757490	0010	06/03/2005	\$882,000	3,400	0	10	1991	3	39,767	N	N	16708 226TH AVE NE
5	757491	0080	12/06/2004	\$740,000	3,470	0	10	1992	3	39,405	N	N	16701 SAYBROOK DR NE
5	152606	9127	08/08/2006	\$1,200,000	3,480	0	10	2003	3	39,142	Y	N	23308 NE 147TH PL
5	102606	9014	12/22/2006	\$928,750	3,520	0	10	1999	3	212,099	N	N	23779 NE 168TH ST
5	162606	9249	06/05/2006	\$835,000	3,530	0	10	1998	3	41,198	N	N	21424 NE 159TH ST
5	162606	9249	06/01/2005	\$810,000	3,530	0	10	1998	3	41,198	N	N	21424 NE 159TH ST
5	352606	9009	03/23/2006	\$1,490,000	3,540	0	10	1999	3	871,202	Y	N	11500 244TH AVE NE
5	757490	0100	06/18/2005	\$795,000	3,540	0	10	1991	3	38,790	N	N	16609 227TH AVE NE
5	757491	0980	04/26/2004	\$731,000	3,560	0	10	1993	3	36,012	N	N	16406 224TH AVE NE
5	757491	0600	08/09/2005	\$776,000	3,580	0	10	1992	3	30,840	N	N	22512 NE 165TH CT

**Improved Sales Used In This Physical Inspection Analysis
Area 95**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
5	029370	0150	07/14/2005	\$736,000	3,590	0	10	1995	3	23,358	N	N	20330 217TH AVE NE
5	102606	9165	01/04/2006	\$810,000	3,600	0	10	1999	3	87,733	N	N	23737 NE 168TH ST
5	029370	0130	05/24/2004	\$643,475	3,620	0	10	1994	3	30,632	N	N	21704 NE 203RD ST
5	757491	0230	05/27/2004	\$739,950	3,630	0	10	1993	3	55,608	N	N	15709 223RD AVE NE
5	162606	9215	07/21/2004	\$785,000	3,690	0	10	2001	3	101,461	N	N	21416 NE 149TH ST
5	042606	9042	05/05/2006	\$910,000	3,710	0	10	1997	3	223,462	N	N	20020 216TH AVE NE
5	029380	0240	09/14/2004	\$669,900	3,750	0	10	1993	3	35,832	N	N	22227 NE 192ND ST
5	757491	0670	09/12/2005	\$830,000	3,770	0	10	1992	3	35,799	N	N	16525 SAYBROOK DR NE
5	029370	0050	11/29/2005	\$765,000	3,850	0	10	1994	3	23,549	N	N	20130 218TH AVE NE
5	172606	9220	12/06/2005	\$750,000	3,890	0	10	1998	3	43,403	N	N	20907 NE 156TH ST
5	172606	9265	05/05/2004	\$630,000	3,950	0	10	1995	3	48,000	N	N	14815 210TH AVE NE
5	222606	9018	11/27/2006	\$889,500	3,960	0	10	2000	3	38,615	N	N	14016 236TH AVE NE
5	162870	0181	05/24/2006	\$1,195,000	3,980	0	10	1997	3	43,561	N	N	19614 NE 169TH ST
5	102606	9097	07/19/2005	\$1,195,000	4,000	1930	10	1985	5	201,682	N	N	17719 244TH AVE NE
5	757491	1000	04/24/2006	\$1,012,000	4,140	0	10	1993	4	40,719	N	N	16423 224TH AVE NE
5	757491	1130	07/22/2005	\$950,000	4,260	0	10	1992	3	43,495	Y	N	22506 NE 166TH ST
5	262606	9028	02/27/2006	\$1,225,000	2,440	1140	11	2000	3	218,235	Y	N	24610 NE 126TH ST
5	029380	0380	04/01/2006	\$1,080,000	3,610	0	11	1999	3	45,708	N	N	19828 223RD AVE NE
5	029380	0710	08/07/2006	\$1,010,000	3,790	0	11	1994	3	74,081	N	N	19611 219TH AVE NE
5	029380	0660	03/24/2005	\$990,000	3,920	0	11	1995	3	97,757	N	N	19919 218TH AVE NE
5	029380	0530	09/08/2005	\$915,000	4,130	0	11	1995	3	37,752	N	N	19609 222ND AVE NE
5	042606	9109	04/18/2006	\$1,350,000	4,710	0	11	1995	3	201,917	N	N	19727 216TH AVE NE
5	222606	9060	05/15/2006	\$1,695,000	4,760	1240	11	2005	3	60,590	N	N	14020 237TH PL NE
5	092606	9045	02/10/2006	\$1,879,000	4,790	0	11	2005	3	412,544	N	N	22606 NE OLD WOODINVILLE-DUVALL RD
5	029380	0790	08/24/2006	\$1,325,000	4,870	0	11	1991	3	112,732	N	N	19301 218TH PL NE
5	222606	9062	08/13/2004	\$1,490,000	5,490	0	11	2003	3	75,071	N	N	14031 237TH PL NE
5	029380	0350	06/28/2006	\$1,235,000	5,580	870	11	1996	3	55,088	N	N	19510 223RD AVE NE
5	352606	9080	08/12/2004	\$1,896,400	5,830	0	12	1999	3	215,404	Y	N	25618 NE 100TH ST
5	152606	9021	05/17/2005	\$2,550,000	6,250	0	12	2001	3	349,351	N	N	15714 232ND AVE NE
5	142606	9006	01/28/2005	\$3,895,000	6,810	3240	13	1996	3	871,200	Y	N	16434 246TH AVE NE
9	124310	0117	01/14/2005	\$236,000	630	0	5	1972	4	44,866	N	N	20321 NE REDMOND RD
9	805350	0267	10/23/2006	\$240,000	980	0	6	1948	3	9,000	N	N	20630 NE NOVELTY HILL RD

**Improved Sales Used In This Physical Inspection Analysis
Area 95**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
9	727310	0040	07/13/2006	\$715,000	1,890	0	6	1933	2	210,830	N	N	11815 194TH AVE NE
9	202606	9023	11/08/2004	\$472,150	1,120	0	7	1980	3	79,279	N	N	20316 NE 140TH ST
9	124310	0194	02/28/2005	\$314,900	1,160	0	7	1961	3	23,200	N	N	19440 NE REDMOND RD
9	062510	0040	02/14/2006	\$440,000	1,620	0	7	1964	3	54,573	N	N	19815 NE 133RD ST
9	322606	9018	03/08/2005	\$472,000	1,640	940	7	1991	3	83,635	N	N	11329 206TH AVE NE
9	727310	0016	04/07/2005	\$575,000	1,720	0	7	1976	4	108,900	N	N	11826 194TH AVE NE
9	172606	9208	10/12/2004	\$376,000	1,820	0	7	1983	3	39,200	N	N	20011 NE 148TH ST
9	124350	0011	04/20/2004	\$360,000	1,850	0	7	1920	4	31,342	N	N	19819 NE 106TH PL
9	062510	0135	04/08/2005	\$399,000	1,920	0	7	1933	4	52,400	N	N	19660 NE 133RD ST
9	312606	9136	12/27/2005	\$494,000	1,990	0	7	1983	3	43,387	N	N	19114 NE NOVELTY HILL RD
9	292606	9078	08/02/2006	\$735,000	2,070	1200	7	1977	4	108,900	N	N	12032 196TH AVE NE
9	312606	9126	08/05/2005	\$385,700	1,090	890	8	1981	3	65,340	N	N	10924 AVONDALE RD NE
9	292606	9034	05/03/2004	\$630,000	1,450	1190	8	1982	3	110,642	N	N	12110 204TH AVE NE
9	292606	9091	12/04/2006	\$800,000	1,540	700	8	1980	4	105,850	N	N	11809 200TH AVE NE
9	322606	9073	10/28/2005	\$712,000	1,820	1290	8	1992	4	114,998	N	N	11250 204TH AVE NE
9	292606	9051	10/04/2005	\$625,000	1,840	1200	8	1975	3	88,426	N	N	20915 NE 117TH ST
9	332606	9040	10/30/2006	\$560,850	1,930	0	8	1985	3	52,272	N	N	22129 NE 114TH ST
9	202606	9040	11/15/2004	\$429,950	1,990	500	8	1974	3	67,953	N	N	14030 BEAR CREEK RD NE
9	312606	9117	09/28/2005	\$520,000	2,110	0	8	1953	4	92,347	N	N	19224 NE NOVELTY HILL RD
9	062510	0049	04/09/2004	\$381,000	2,160	0	8	1993	3	40,790	N	N	20015 NE 133RD ST
9	770199	0680	10/04/2005	\$579,000	2,230	1790	8	1984	3	46,599	N	N	19839 NE 123RD CT
9	124350	0008	04/18/2006	\$540,000	2,240	0	8	1968	3	54,014	N	N	19607 NE REDMOND RD
9	062510	0181	10/20/2005	\$510,000	2,280	0	8	2004	3	65,836	N	N	13812 196TH AVE NE
9	332606	9050	06/27/2006	\$650,000	2,335	1320	8	1987	4	81,892	N	N	11220 224TH AVE NE
9	727310	0028	11/30/2004	\$485,668	2,340	0	8	1987	3	53,143	N	N	12028 194TH AVE NE
9	727310	0026	11/16/2005	\$586,000	2,390	0	8	1989	3	53,941	N	N	19508 NE 120TH ST
9	124350	0014	06/28/2005	\$585,000	2,780	0	8	1981	3	147,232	N	N	19621 NE REDMOND RD
9	805350	0360	04/16/2005	\$700,000	3,350	0	8	1984	4	214,315	N	N	10413 210TH AVE NE
9	192606	9201	03/31/2004	\$634,730	3,363	0	8	1996	3	38,002	N	N	19050 NE 133RD CT
9	062510	0048	05/18/2004	\$415,000	2,130	0	9	1990	3	44,090	N	N	20027 NE 133RD ST
9	322606	9062	12/13/2005	\$1,100,000	2,250	1530	9	1978	4	178,596	N	N	20409 NE 116TH ST
9	062411	0150	06/23/2005	\$720,000	2,370	1040	9	1987	3	17,730	N	N	20933 NE 142ND ST

**Improved Sales Used In This Physical Inspection Analysis
Area 95**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
9	727310	0030	03/21/2005	\$950,000	2,410	910	9	1976	5	155,566	N	N	12001 194TH AVE NE
9	062410	0990	06/09/2005	\$647,000	2,420	0	9	1984	3	12,000	N	N	14116 205TH AVE NE
9	062410	0790	01/07/2005	\$546,000	2,490	0	9	1988	3	12,000	N	N	14228 209TH AVE NE
9	062410	0400	07/13/2005	\$611,500	2,530	0	9	1985	3	14,199	N	N	14218 207TH PL NE
9	805350	0185	10/29/2004	\$525,000	2,570	310	9	1990	3	104,544	N	N	10518 206TH AVE NE
9	124310	0187	05/02/2005	\$629,950	2,590	0	9	1997	3	22,062	N	N	10310 192ND AVE NE
9	322606	9002	12/07/2006	\$1,340,000	2,640	0	9	1979	4	213,008	N	N	11404 206TH AVE NE
9	062410	0200	08/15/2006	\$780,000	2,670	0	9	1983	3	12,867	N	N	14205 206TH PL NE
9	221580	0040	11/03/2005	\$688,000	2,680	0	9	1993	3	47,916	N	N	11038 220TH PL NE
9	322606	9059	10/07/2004	\$665,000	2,730	1660	9	1974	4	190,357	N	N	21010 NE 108TH ST
9	062410	0440	08/16/2006	\$600,000	2,780	0	9	1984	3	14,568	N	N	20700 NE 142ND ST
9	062411	0890	06/21/2005	\$619,950	2,780	0	9	1987	3	17,081	N	N	20829 NE 141ST ST
9	332606	9051	05/15/2006	\$712,000	2,850	0	9	1994	3	38,360	N	N	22322 NE 111TH PL
9	062411	0790	12/19/2005	\$650,000	2,860	0	9	1985	3	14,686	Y	N	13841 209TH AVE NE
9	062410	0300	03/22/2005	\$585,000	2,890	0	9	1983	3	16,689	N	N	14223 207TH PL NE
9	033950	0190	06/30/2005	\$749,950	2,910	0	9	1998	3	28,555	N	N	19116 NE REDMOND RD
9	062410	0710	09/19/2006	\$815,000	2,910	0	9	1984	3	12,000	N	N	14260 209TH AVE NE
9	062410	0010	10/05/2004	\$530,000	2,930	0	9	1983	3	19,900	N	N	13905 205TH AVE NE
9	062410	0830	01/20/2005	\$715,000	2,950	0	9	1990	3	18,298	Y	N	14210 209TH AVE NE
9	062410	0190	03/07/2005	\$590,000	2,960	0	9	1984	3	15,085	N	N	14201 206TH PL NE
9	062410	1030	04/14/2004	\$567,500	2,970	0	9	1983	3	13,575	N	N	14032 205TH AVE NE
9	805350	0042	10/27/2006	\$800,000	2,970	0	9	1989	3	47,916	N	N	10015 206TH AVE NE
9	062410	1100	10/06/2005	\$709,000	2,980	0	9	1983	4	13,050	N	N	13930 205TH AVE NE
9	062411	0770	03/07/2006	\$725,000	3,000	0	9	1989	3	16,064	Y	N	13849 209TH AVE NE
9	062410	0160	12/07/2004	\$602,500	3,030	0	9	1984	3	12,081	N	N	14121 205TH AVE NE
9	062410	0800	12/23/2005	\$726,500	3,030	0	9	1984	4	12,000	N	N	14224 209TH AVE NE
9	062410	0580	03/03/2004	\$565,000	3,040	0	9	1990	3	13,860	N	N	14247 209TH AVE NE
9	405456	0150	06/03/2004	\$640,000	3,060	0	9	1995	3	35,181	N	N	22632 NE 143RD CT
9	062410	0170	09/18/2006	\$870,000	3,100	0	9	1983	3	12,126	N	N	14127 205TH AVE NE
9	062411	0720	12/02/2005	\$765,000	3,130	0	9	1989	3	12,963	N	N	13821 209TH AVE NE
9	221580	0070	06/12/2004	\$639,950	3,140	0	9	1994	3	35,167	N	N	11029 220TH PL NE
9	221580	0080	03/27/2006	\$729,900	3,150	0	9	1994	3	35,000	N	N	11019 220TH PL NE

**Improved Sales Used In This Physical Inspection Analysis
Area 95**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
9	062411	0320	04/22/2004	\$610,000	3,160	0	9	1987	3	19,445	N	N	13940 209TH AVE NE
9	033950	0090	08/23/2005	\$707,000	3,170	0	9	1988	3	40,866	N	N	18808 NE 103RD ST
9	033950	0090	04/29/2004	\$646,300	3,170	0	9	1988	3	40,866	N	N	18808 NE 103RD ST
9	405456	0120	05/09/2006	\$815,000	3,220	0	9	1996	3	53,696	N	N	22620 NE 144TH CT
9	062411	0800	05/13/2005	\$799,950	3,310	0	9	1989	3	14,729	Y	N	13909 209TH AVE NE
9	124310	0186	09/12/2005	\$757,000	3,320	0	9	1999	3	22,061	N	N	10302 192ND AVE NE
9	221580	0090	07/27/2006	\$735,000	3,360	0	9	1994	3	46,609	N	N	11007 220TH PL NE
9	081840	0060	06/02/2006	\$825,000	3,430	0	9	1996	3	37,137	Y	N	9911 197TH CT NE
9	212606	9114	05/11/2004	\$710,000	3,530	0	9	1999	3	50,676	N	N	13210 218TH AVE NE
9	062410	0100	02/18/2004	\$625,000	3,560	640	9	1983	3	13,401	N	N	14025 205TH AVE NE
9	062411	0420	04/21/2005	\$739,000	3,620	0	9	1985	3	15,800	N	N	13744 209TH AVE NE
9	805350	0460	03/16/2005	\$795,000	4,010	0	9	1984	3	208,217	N	N	10620 210TH AVE NE
9	062410	0430	07/25/2005	\$700,000	4,160	0	9	1983	3	12,208	N	N	14206 207TH PL NE
9	770199	0640	06/08/2004	\$685,000	2,090	1420	10	1997	3	23,970	N	N	19912 NE 121ST ST
9	062410	0480	06/22/2005	\$599,000	2,100	820	10	1988	3	12,779	Y	N	14201 209TH AVE NE
9	062411	0760	03/28/2005	\$876,500	2,430	1340	10	1991	3	14,190	Y	N	13837 209TH AVE NE
9	405456	0080	07/13/2004	\$655,000	2,460	0	10	1996	3	61,510	N	N	14300 227TH AVE NE
9	405450	0340	08/26/2004	\$710,000	2,730	0	10	1987	3	54,992	N	N	14020 221ST AVE NE
9	770199	0400	06/11/2004	\$611,000	2,790	0	10	1996	3	16,361	N	N	19844 NE 124TH PL
9	062411	0880	09/25/2006	\$787,500	2,800	0	10	1988	3	13,482	Y	N	13943 209TH AVE NE
9	062410	1000	08/12/2006	\$930,000	2,850	0	10	1984	3	12,000	N	N	14110 205TH AVE NE
9	062411	0060	02/23/2006	\$955,000	2,860	2200	10	1988	3	12,019	Y	N	14251 212TH DR NE
9	062410	0660	09/28/2006	\$740,000	2,890	0	10	1985	3	13,504	N	N	14275 209TH AVE NE
9	405453	0010	02/23/2004	\$640,000	2,890	0	10	1993	3	44,552	N	N	21817 NE 137TH ST
9	405450	0450	03/17/2006	\$802,000	2,910	0	10	1987	3	53,309	N	N	22022 NE 140TH WAY
9	405456	0140	03/08/2004	\$613,500	2,950	0	10	1995	3	35,108	N	N	22629 NE 144TH CT
9	770199	0720	07/01/2005	\$745,509	2,960	0	10	1994	3	15,818	N	N	19841 NE 124TH CT
9	062410	0950	06/23/2005	\$669,000	3,000	0	10	1983	3	18,450	N	N	20603 NE 142ND ST
9	405500	0010	02/27/2006	\$780,000	3,000	0	10	1995	3	30,984	N	N	13513 227TH AVE NE
9	062410	0370	10/03/2006	\$799,000	3,040	0	10	1984	3	12,523	N	N	14230 207TH PL NE
9	168580	0150	03/18/2004	\$620,000	3,050	0	10	1997	3	21,231	N	N	21432 NE 143RD ST
9	168580	0070	08/22/2006	\$820,000	3,070	0	10	1995	3	28,902	N	N	14247 214TH WAY NE

**Improved Sales Used In This Physical Inspection Analysis
Area 95**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
9	062410	1020	05/22/2006	\$832,500	3,100	0	10	1988	3	13,050	N	N	14038 205TH AVE NE
9	405454	0060	12/09/2004	\$640,000	3,100	0	10	1994	3	37,343	N	N	14328 221ST AVE NE
9	405454	0110	07/07/2006	\$849,900	3,100	0	10	1994	3	30,021	N	N	22010 NE 143RD ST
9	405454	0110	04/14/2005	\$672,000	3,100	0	10	1994	3	30,021	N	N	22010 NE 143RD ST
9	405450	0010	06/21/2004	\$640,000	3,120	0	10	1987	3	45,884	N	N	13414 218TH AVE NE
9	770199	0560	06/13/2005	\$785,000	3,130	0	10	1993	3	21,810	N	N	20003 NE 122ND PL
9	405452	0210	05/20/2004	\$700,000	3,140	0	10	1991	3	50,230	N	N	14115 216TH WAY NE
9	168580	0060	03/02/2004	\$656,000	3,160	0	10	1995	3	19,736	N	N	14251 214TH WAY NE
9	062411	0070	10/13/2006	\$1,225,000	3,180	1330	10	1989	4	12,481	Y	N	14245 212TH DR NE
9	062411	0280	12/03/2004	\$724,900	3,180	0	10	1989	3	17,990	N	N	20922 NE 140TH CT
9	405452	0080	08/01/2006	\$825,000	3,200	0	10	1992	3	50,733	N	N	21522 NE 144TH PL
9	062510	0062	12/01/2006	\$870,000	3,210	0	10	1991	3	43,060	N	N	20321 NE 133RD ST
9	770199	0210	06/24/2005	\$730,000	3,210	0	10	1997	3	19,576	N	N	12027 200TH CT NE
9	770199	0430	04/17/2006	\$900,000	3,210	0	10	1994	3	17,090	N	N	12419 198TH DR NE
9	212606	9100	04/20/2006	\$960,000	3,220	0	10	1998	3	57,499	N	N	21225 NE 132ND CT
9	062410	0040	04/01/2005	\$685,700	3,250	0	10	1983	3	21,589	N	N	13923 205TH AVE NE
9	770199	0020	04/26/2004	\$600,000	3,260	0	10	1997	3	15,400	N	N	12311 198TH AVE NE
9	168580	0180	09/28/2004	\$685,000	3,280	0	10	1999	3	18,532	N	N	21419 NE 143RD ST
9	770199	0300	05/15/2006	\$824,950	3,280	0	10	1996	3	24,440	N	N	12040 201ST PL NE
9	770199	0300	03/16/2004	\$664,225	3,280	0	10	1996	3	24,440	N	N	12040 201ST PL NE
9	405450	0120	05/07/2004	\$649,000	3,290	0	10	1989	3	42,231	N	N	22129 NE 140TH WAY
9	168580	0190	04/22/2005	\$800,000	3,310	0	10	1998	3	21,767	N	N	21415 NE 143RD ST
9	202606	9042	02/09/2004	\$665,000	3,310	0	10	1990	3	47,916	N	N	13323 211TH PL NE
9	405456	0200	06/14/2004	\$715,000	3,370	0	10	1995	3	33,947	N	N	22617 NE 143RD CT
9	405453	0310	06/22/2005	\$849,950	3,430	0	10	1993	3	100,651	N	N	21804 NE 141ST ST
9	062411	0370	09/01/2005	\$770,000	3,440	0	10	1988	3	14,485	N	N	13850 209TH AVE NE
9	405452	0170	11/02/2006	\$918,000	3,440	0	10	1992	3	58,051	N	N	21519 NE 143RD PL
9	405456	0260	06/07/2006	\$949,950	3,440	0	10	1995	3	37,192	N	N	22612 NE 142ND PL
9	062411	0350	11/01/2004	\$735,000	3,490	0	10	1988	3	37,588	Y	N	13914 209TH AVE NE
9	770199	0440	08/24/2006	\$855,000	3,490	0	10	1993	3	21,359	N	N	12317 202ND AVE NE
9	770199	0130	05/25/2005	\$750,000	3,510	0	10	1994	3	21,837	N	N	12024 198TH CT NE
9	062412	0100	04/15/2005	\$745,000	3,520	0	10	1988	3	25,129	N	N	14024 212TH DR NE

**Improved Sales Used In This Physical Inspection Analysis
Area 95**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
9	062412	0100	04/09/2004	\$720,000	3,520	0	10	1988	3	25,129	N	N	14024 212TH DR NE
9	405456	0020	07/22/2004	\$759,950	3,555	0	10	1995	3	34,342	N	N	14130 227TH AVE NE
9	062411	0330	11/02/2005	\$855,000	3,560	0	10	1989	3	15,761	N	N	13930 209TH AVE NE
9	124310	0063	10/06/2005	\$1,325,000	3,580	0	10	1991	4	143,312	N	N	19650 NE REDMOND RD
9	062410	0350	05/07/2004	\$726,500	3,590	0	10	1983	3	12,034	N	N	14240 207TH PL NE
9	292606	9065	08/15/2006	\$1,165,000	3,624	0	10	1999	3	87,991	N	N	11925 204TH AVE NE
9	062411	0250	02/15/2005	\$690,000	3,660	0	10	1988	3	15,536	Y	N	14008 209TH AVE NE
9	202606	9070	11/07/2005	\$790,000	3,660	0	10	1988	4	40,953	N	N	14232 BEAR CREEK RD NE
9	062411	0030	02/10/2005	\$785,000	3,700	0	10	1989	3	13,145	Y	N	14269 212TH DR NE
9	405455	0090	04/21/2006	\$850,000	3,780	0	10	1993	3	27,540	N	N	13818 217TH PL NE
9	302606	9098	04/15/2005	\$925,000	3,800	0	10	1997	3	84,506	N	N	19022 NE 130TH ST
9	405456	0210	07/18/2006	\$1,075,000	3,800	0	10	1995	4	33,472	N	N	22625 NE 143RD CT
9	405453	0380	03/24/2004	\$770,000	3,840	0	10	1996	3	38,150	N	N	21724 NE 138TH ST
9	062411	0390	05/23/2004	\$927,300	4,020	0	10	1985	4	20,347	Y	N	13828 209TH AVE NE
9	805350	0200	04/21/2006	\$1,175,000	4,070	0	10	1990	3	113,691	N	N	10426 206TH AVE NE
9	062411	0960	12/15/2006	\$960,000	4,110	0	10	1986	3	16,053	N	N	20801 NE 141ST ST
9	405453	0360	02/17/2004	\$788,250	4,130	0	10	1997	3	32,782	N	N	21723 NE 139TH ST
9	202606	9037	08/08/2005	\$1,399,000	4,150	0	10	1996	3	267,894	N	N	19902 NE 140TH ST
9	062412	0230	10/26/2004	\$891,500	4,200	0	10	1989	3	25,147	Y	N	14005 212TH DR NE
9	302606	9081	12/27/2006	\$1,287,500	4,480	0	10	2001	3	196,020	N	N	18910 NE 127TH ST
9	062411	0010	08/24/2005	\$1,100,000	5,150	0	10	1998	3	13,579	Y	N	14281 212TH DR NE
9	770196	1120	03/17/2004	\$631,000	2,840	0	11	1990	3	16,347	N	N	12533 197TH CT NE
9	770196	0610	04/24/2006	\$880,700	3,050	0	11	1990	3	22,453	N	N	19622 NE 125TH CT
9	770196	1040	03/02/2006	\$830,100	3,070	0	11	1990	3	21,593	N	N	19867 NE 126TH PL
9	770196	0660	07/20/2006	\$825,000	3,180	0	11	1990	3	15,835	N	N	19619 NE 125TH CT
9	770196	1290	07/20/2005	\$759,900	3,220	0	11	1990	3	20,521	N	N	12730 197TH PL NE
9	770196	0550	09/21/2004	\$670,000	3,230	0	11	1990	3	18,774	N	N	12621 197TH PL NE
9	770196	0650	11/17/2004	\$675,000	3,230	0	11	1990	3	23,305	N	N	19615 NE 125TH CT
9	770196	0090	03/04/2004	\$625,000	3,250	0	11	1990	3	18,225	N	N	12939 196TH CT NE
9	405452	0020	05/25/2005	\$895,000	3,270	0	11	1993	3	66,819	N	N	21612 NE 141ST ST
9	770199	0760	06/19/2006	\$869,000	3,280	0	11	1994	3	19,174	N	N	12410 198TH AVE NE
9	770196	1240	04/30/2004	\$627,000	3,390	0	11	1992	3	16,744	N	N	19755 NE 127TH PL

**Improved Sales Used In This Physical Inspection Analysis
Area 95**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
9	770196	0960	11/10/2004	\$658,000	3,410	0	11	1989	3	22,952	N	N	19855 NE 128TH CT
9	321650	0200	04/06/2005	\$1,134,000	3,470	890	11	2004	3	28,096	N	N	12505 205TH PL NE
9	405450	0500	03/22/2005	\$1,000,000	3,470	0	11	1987	3	72,555	N	N	21828 NE 140TH WAY
9	405450	0500	05/04/2004	\$850,000	3,470	0	11	1987	3	72,555	N	N	21828 NE 140TH WAY
9	770199	0280	04/13/2005	\$806,000	3,500	0	11	1994	3	32,263	N	N	12032 201ST PL NE
9	405450	0310	01/30/2006	\$844,500	3,540	0	11	1989	3	41,655	N	N	22428 NE 140TH WAY
9	770199	0730	02/05/2004	\$717,000	3,580	0	11	1994	3	21,030	N	N	19843 NE 124TH CT
9	405450	0180	04/28/2005	\$922,500	3,600	0	11	1988	3	36,762	N	N	22405 NE 140TH WAY
9	770196	0410	02/15/2005	\$744,950	3,630	0	11	1991	3	19,164	N	N	19627 NE 129TH WAY
9	770196	0410	08/24/2004	\$720,000	3,630	0	11	1991	3	19,164	N	N	19627 NE 129TH WAY
9	770196	0140	05/11/2004	\$710,000	3,670	0	11	1990	3	14,190	N	N	12940 195TH PL NE
9	770196	0260	05/17/2006	\$850,000	3,670	0	11	1993	3	18,144	N	N	12933 193RD CT NE
9	770196	0260	12/27/2005	\$795,000	3,670	0	11	1993	3	18,144	N	N	12933 193RD CT NE
9	062411	0200	03/16/2004	\$799,000	3,700	0	11	1986	3	22,588	Y	N	14132 209TH AVE NE
9	770196	0460	06/05/2006	\$955,100	3,720	0	11	1992	3	25,937	N	N	12831 197TH PL NE
9	770196	0370	08/28/2006	\$929,800	3,770	0	11	1990	3	18,372	N	N	19527 NE 129TH WAY
9	405451	0270	12/15/2005	\$975,000	3,830	0	11	1990	3	41,263	N	Y	22135 NE 140TH WAY
9	770196	0220	05/07/2004	\$700,000	3,854	0	11	1996	3	16,812	N	N	19310 NE 129TH WAY
9	405450	0320	08/20/2004	\$850,000	3,890	0	11	1988	3	40,371	N	N	22404 NE 140TH WAY
9	062411	0380	05/18/2005	\$905,000	3,940	0	11	1985	3	20,492	Y	N	13842 209TH AVE NE
9	062412	0240	12/21/2005	\$1,100,000	3,970	0	11	1988	3	24,383	Y	N	13919 212TH DR NE
9	202606	9078	06/29/2005	\$1,095,000	4,020	0	11	1990	3	53,143	N	N	13337 211TH PL NE
9	770198	0010	04/16/2004	\$923,000	4,060	0	11	1996	3	26,763	N	N	12414 203RD AVE NE
9	062412	0110	09/14/2005	\$1,075,000	4,070	0	11	1989	3	26,830	N	N	14032 212TH DR NE
9	062412	0110	03/11/2004	\$891,500	4,070	0	11	1989	3	26,830	N	N	14032 212TH DR NE
9	405451	0310	08/11/2005	\$1,100,000	4,090	0	11	1991	3	51,908	N	Y	13939 224TH CT NE
9	405453	0300	06/02/2004	\$910,000	4,120	0	11	1992	3	64,998	N	N	21816 NE 141ST ST
9	405453	0270	05/20/2004	\$968,000	4,170	0	11	1992	3	67,386	N	N	21920 NE 141ST ST
9	405453	0130	11/01/2006	\$1,430,000	4,220	0	11	1994	3	49,857	N	N	13948 225TH PL NE
9	405450	0190	07/26/2004	\$996,500	4,290	0	11	1988	3	40,184	N	N	22421 NE 140TH WAY
9	770198	0030	08/03/2005	\$1,070,000	4,390	0	11	1992	3	38,838	N	N	12430 203RD AVE NE
9	770198	0110	04/10/2006	\$958,630	4,450	0	11	1993	3	41,263	N	N	12424 198TH DR NE

**Improved Sales Used In This Physical Inspection Analysis
Area 95**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
9	770196	1090	05/21/2004	\$795,000	4,470	0	11	1990	3	29,481	N	N	12512 197TH CT NE
9	321650	0450	10/05/2005	\$1,400,000	4,520	0	11	2002	3	26,896	N	N	21108 NE 129TH CT
9	405450	0210	05/04/2004	\$970,000	4,600	840	11	1989	3	36,762	N	N	22527 NE 140TH WAY
9	321650	0210	03/10/2004	\$1,562,500	4,670	0	11	2001	3	31,799	N	N	12419 205TH PL NE
9	321650	0160	08/02/2004	\$1,365,000	4,690	0	11	2004	3	42,866	N	N	20510 NE 126TH CT
9	062411	0310	02/02/2006	\$1,140,000	4,820	0	11	1987	3	20,130	Y	N	20915 NE 140TH CT
9	321650	0440	04/19/2006	\$1,840,000	4,880	0	11	2005	3	21,627	N	N	21116 NE 129TH CT
9	321650	0140	08/08/2005	\$1,250,000	4,920	0	11	2001	3	20,908	N	N	20532 NE 126TH WAY
9	321650	0400	06/24/2005	\$1,617,500	4,930	0	11	2004	3	21,329	N	N	21113 NE 129TH CT
9	321650	0423	06/23/2006	\$1,768,000	4,940	0	11	2006	3	81,022	N	N	21128 NE 129TH CT
9	321650	0460	04/25/2005	\$1,475,000	5,080	0	11	2000	3	27,484	N	N	21103 NE 130TH CT
9	405451	0290	11/13/2006	\$1,299,000	5,140	0	11	1991	3	46,644	N	Y	13951 224TH CT NE
9	321650	0290	03/06/2006	\$1,600,000	5,390	0	11	2004	3	36,681	N	N	12524 208TH PL NE
9	062411	0650	06/14/2006	\$1,635,000	6,130	750	11	1991	3	15,277	Y	N	13731 209TH AVE NE
9	062411	0590	03/02/2005	\$1,459,500	3,132	2159	12	1997	3	15,151	Y	N	13625 209TH AVE NE
9	770196	0860	08/16/2005	\$1,243,750	4,200	0	12	1991	3	42,017	N	N	19955 NE 129TH ST
9	405450	0200	05/08/2006	\$1,079,950	4,230	0	12	1988	3	49,373	N	N	22509 NE 140TH WAY
9	770196	0900	01/18/2006	\$1,272,000	4,640	0	12	1991	3	38,798	N	N	19995 NE 129TH ST
9	770196	0870	10/07/2005	\$1,324,800	4,710	0	12	1990	3	35,340	N	N	19965 NE 129TH ST
9	202606	9068	07/11/2005	\$1,680,000	5,050	0	12	1990	3	57,499	N	N	13336 211TH PL NE
9	202606	9068	04/22/2004	\$1,275,000	5,050	0	12	1990	3	57,499	N	N	13336 211TH PL NE
9	405450	0350	09/21/2005	\$1,300,000	5,510	0	12	1989	3	53,539	N	N	14030 221ST AVE NE
9	405453	0070	04/26/2004	\$1,850,000	5,600	0	12	1997	4	101,001	N	N	22033 NE 137TH ST
9	405450	0420	10/22/2005	\$1,750,000	5,780	0	12	1992	3	47,443	N	N	14045 221ST AVE NE
9	321650	0250	05/19/2004	\$2,575,000	6,730	2480	12	2001	3	55,350	N	N	12535 208TH PL NE
9	062412	0180	01/21/2004	\$1,595,000	8,180	0	12	1989	3	33,378	Y	N	14101 212TH DR NE
9	405451	0200	05/17/2004	\$2,125,000	4,800	0	13	1996	3	45,821	N	Y	13965 219TH AVE NE
9	405451	0250	07/12/2006	\$3,999,950	8,360	3120	13	1996	3	65,514	N	Y	13905 219TH AVE NE

Improved Sales Removed From This Physical Inspection Analysis
Area 95

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
5	029370	0050	11/29/2005	\$767,500	RELOCATION - SALE TO SERVICE
5	029370	0170	06/10/2004	\$247,905	NON-REPRESENTATIVE SALE
5	032606	9051	01/13/2006	\$256,000	%COMPL;NON-REPRESENTATIVE SALE
5	032606	9052	07/26/2004	\$490,150	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	032606	9064	03/10/2005	\$365,000	BANKRUPTCY - RECEIVER OR TRUSTEE
5	032606	9066	07/09/2004	\$650,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	032606	9068	06/17/2005	\$356,250	RELATED PARTY, FRIEND, OR NEIGHBOR
5	032606	9082	08/30/2005	\$295,000	TEAR DOWN
5	032606	9083	02/18/2005	\$287,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	032606	9108	10/25/2004	\$484,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	042606	9046	05/18/2005	\$400,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	042606	9047	11/18/2005	\$610,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	042606	9060	09/07/2004	\$350,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	042606	9092	09/27/2006	\$595,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	042606	9104	08/26/2005	\$512,000	PERSONAL PROPERTY INCLUDED
5	082606	9118	09/19/2005	\$180,000	QUIT CLAIM DEED
5	082606	9147	08/27/2004	\$799,000	NO MARKET EXPOSURE
5	082606	9184	07/13/2004	\$320,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	082606	9231	01/07/2004	\$519,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	092606	9059	05/05/2006	\$1,485,000	IMP COUNT > 1
5	092606	9084	05/28/2004	\$230,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	092606	9090	12/07/2006	\$196,600	QUIT CLAIM DEED
5	092606	9096	11/14/2005	\$290,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	092606	9099	07/12/2006	\$241,600	AV NOT AT 100% FOR 2007
5	092606	9106	06/13/2006	\$225,346	QUIT CLAIM DEED
5	092606	9140	04/17/2006	\$977,450	AV NOT AT 100% FOR 2007
5	092606	9186	01/10/2006	\$639,307	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	102606	9052	05/09/2005	\$430,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	102606	9064	08/20/2004	\$231,000	BANKRUPTCY - RECEIVER OR TRUSTEE
5	102606	9139	05/11/2006	\$480,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	102606	9157	08/24/2005	\$439,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	102606	9164	07/19/2004	\$680,000	RELOCATION - SALE TO SERVICE
5	112606	9031	06/02/2005	\$1,905,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	112606	9032	08/30/2005	\$796,000	IMP COUNT > 1
5	152606	9017	12/12/2005	\$1,200,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	152606	9041	06/02/2005	\$320,000	NO MARKET EXPOSURE; PLOTTAGE
5	152606	9103	04/25/2006	\$400,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	162606	9006	05/19/2004	\$394,150	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	162606	9023	04/26/2004	\$375,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	162606	9024	04/08/2005	\$265,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	162606	9079	10/11/2005	\$262,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	162606	9096	10/23/2006	\$768,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	162606	9102	04/30/2004	\$319,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

**Improved Sales Removed From This Physical Inspection Analysis
Area 95**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
5	162606	9109	05/16/2006	\$750,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	162606	9254	05/20/2005	\$514,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	172606	9010	01/26/2006	\$785,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	172606	9090	06/02/2005	\$860,000	MULTI-PARCEL SALE
5	172606	9093	06/30/2006	\$355,000	NON-REPRESENTATIVE SALE
5	222606	9018	11/27/2006	\$889,500	RELOCATION - SALE TO SERVICE
5	222606	9039	01/03/2005	\$995,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	222606	9046	01/14/2004	\$525,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	222606	9046	12/04/2006	\$745,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	222606	9050	07/08/2004	\$640,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	262606	9025	06/01/2005	\$950,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	352606	9036	08/31/2005	\$652,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	405470	0160	11/27/2005	\$617,000	RELOCATION - SALE TO SERVICE
5	405470	0160	02/24/2004	\$468,000	RELOCATION - SALE TO SERVICE
5	405471	0010	06/09/2004	\$447,552	NON-REPRESENTATIVE SALE
5	405472	0140	02/27/2004	\$552,000	RELOCATION - SALE TO SERVICE
5	429810	0290	10/04/2006	\$400,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	662630	0100	05/31/2005	\$425,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	662730	0020	10/19/2006	\$430,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	729890	0020	08/20/2004	\$540,000	RELOCATION - SALE TO SERVICE
5	757491	0130	10/12/2005	\$900,000	NON-REPRESENTATIVE SALE
5	757491	0570	07/26/2006	\$885,000	RELOCATION - SALE TO SERVICE
5	757491	0720	09/14/2004	\$640,200	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	757491	0990	12/30/2005	\$809,000	RELOCATION - SALE TO SERVICE
5	757491	1100	06/23/2004	\$525,000	BANKRUPTCY - RECEIVER OR TRUSTEE
9	062410	0120	07/27/2005	\$671,000	CONTRACT OR CASH SALE; DIVORCE
9	062410	0270	09/21/2005	\$182,000	RELATED PARTY, FRIEND, OR NEIGHBOR
9	062410	0290	03/07/2005	\$730,000	NO MARKET EXPOSURE;
9	062410	0900	09/17/2004	\$430,000	NON-REPRESENTATIVE SALE
9	062410	1000	08/12/2006	\$930,000	RELOCATION - SALE TO SERVICE
9	062410	1030	03/22/2004	\$567,500	RELOCATION - SALE TO SERVICE
9	062410	1100	10/06/2005	\$709,000	RELOCATION - SALE TO SERVICE
9	062411	0250	10/14/2004	\$695,000	RELOCATION - SALE TO SERVICE
9	062412	0040	05/02/2005	\$200,000	QUIT CLAIM DEED
9	062412	0050	05/10/2004	\$704,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	062412	0100	03/29/2005	\$745,000	RELOCATION - SALE TO SERVICE
9	062510	0005	05/18/2006	\$324,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	062510	0006	01/05/2005	\$324,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
9	062510	0090	05/18/2006	\$450,000	TEAR DOWN
9	062610	0030	09/23/2006	\$651,000	IMP COUNT > 1
9	062610	0030	06/22/2005	\$452,950	IMP COUNT > 1
9	124310	0010	02/06/2004	\$405,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	124310	0060	02/15/2006	\$1,390,000	IMP COUNT > 1
9	124310	0197	05/18/2004	\$314,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	202606	9028	03/02/2006	\$700,000	IMP COUNT > 1
9	202606	9068	07/11/2005	\$1,680,000	RELOCATION - SALE TO SERVICE
9	212606	9090	03/24/2005	\$1,675,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

**Improved Sales Removed From This Physical Inspection Analysis
Area 95**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
9	212606	9091	02/11/2005	\$1,550,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	292606	9015	03/24/2006	\$638,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
9	292606	9018	06/08/2004	\$240,000	RELATED PARTY, FRIEND, OR NEIGHBOR
9	292606	9063	09/25/2006	\$435,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
9	292606	9078	01/26/2004	\$455,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	292606	9096	08/27/2004	\$499,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	312606	9043	03/10/2006	\$463,200	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	312606	9063	10/05/2004	\$435,000	MULTI-PARCEL SALE
9	312606	9108	02/16/2004	\$439,950	MULTI-PARCEL SALE
9	312606	9147	10/05/2004	\$1,350,000	MULTI-PARCEL SALE
9	321650	0460	04/25/2005	\$1,475,000	RELOCATION - SALE TO SERVICE
9	322606	9057	08/09/2004	\$502,500	IMP COUNT > 1
9	332606	9031	03/29/2005	\$580,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	332606	9031	11/10/2006	\$580,000	NO MARKET EXPOSURE
9	405450	0180	04/25/2005	\$922,500	RELOCATION - SALE TO SERVICE
9	405450	0270	01/20/2005	\$765,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	405450	0280	10/12/2004	\$635,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	405450	0390	01/06/2005	\$875,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	405452	0210	05/14/2004	\$700,000	RELOCATION - SALE TO SERVICE
9	405453	0110	06/01/2004	\$945,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	405453	0160	09/21/2004	\$1,300,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	405454	0110	04/14/2005	\$672,000	RELOCATION - SALE TO SERVICE
9	405455	0040	06/22/2005	\$1,350,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	405456	0230	09/12/2006	\$1,100,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	405500	0100	02/28/2006	\$610,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
9	727310	0035	07/21/2005	\$575,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	727310	0056	04/21/2006	\$905,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
9	727310	0220	07/13/2004	\$300,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
9	727310	0220	08/12/2005	\$774,000	NO MARKET EXPOSURE
9	770196	0250	02/02/2006	\$744,000	NON-REPRESENTATIVE SALE
9	770196	0260	12/27/2005	\$795,000	RELOCATION - SALE TO SERVICE
9	770196	0430	05/22/2006	\$775,000	NO MARKET EXPOSURE
9	770196	0970	04/30/2004	\$555,000	NON-REPRESENTATIVE SALE
9	770196	1120	02/27/2004	\$631,000	RELOCATION - SALE TO SERVICE
9	770196	1300	01/27/2006	\$760,000	NON-REPRESENTATIVE SALE
9	770199	0600	06/23/2005	\$921,500	NO MARKET EXPOSURE
9	805350	0042	03/11/2004	\$579,000	NO MARKET EXPOSURE
9	805350	0260	12/03/2004	\$437,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	805350	0267	04/21/2005	\$148,000	NO MARKET EXPOSURE
9	805350	0283	10/17/2005	\$385,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	805350	0420	03/17/2004	\$326,000	NON-REPRESENTATIVE SALE
9	805350	0500	05/25/2005	\$5,000	EASEMENT OR RIGHT-OF-WAY

Model Validation

Total Value Model Conclusions, Recommendations and Validation:

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field reviewed and a value selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The Appraiser determines which available value estimate may be appropriate and may adjust particular characteristics and conditions as they occur in the valuation area.

Application of the total Value Model described above results in improved equity between sub areas, grades, living area, and age of homes. In addition the resulting assessment level is 98.6%. The standard statistical measures of valuation performance are all within IAAO guidelines and are presented both in the Executive Summary and in the 2006 and 2007 Ratio Analysis charts included in this report.

The Appraisal Team recommends application of the Appraiser selected values, as indicated by the appropriate model or method.

Application of these recommended value for the 2007 assessment year (taxes payable in 2008) results in an average total change from the 2006 assessments of +13.2%. This increase is due partly to upward market changes over time and the previous assessment levels.

Note: More details and information regarding aspects of the valuations and the report are retained in the working files and folios kept in the appropriate district office.

Area 95 Physical Inspection Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2007 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2007 weighted mean is 0.986.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
<=6	9	0.907	1.012	11.6%	0.924	1.100
7	36	0.835	0.997	19.4%	0.950	1.044
8	90	0.859	1.012	17.9%	0.984	1.041
9	140	0.897	0.991	10.5%	0.970	1.013
10	145	0.881	0.979	11.1%	0.959	1.000
11	68	0.884	0.995	12.6%	0.968	1.022
12	14	0.841	0.936	11.3%	0.857	1.016
13	3	0.704	0.941	33.6%	0.696	1.186
Year Built or Year Renovated	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
1900-1960	7	0.862	0.999	15.9%	0.837	1.162
1961-1970	9	0.706	0.908	28.7%	0.848	0.968
1971-1980	59	0.843	1.004	19.1%	0.967	1.041
1981-1990	160	0.888	1.006	13.3%	0.987	1.025
1991-2000	242	0.874	0.977	11.7%	0.961	0.993
>2000	28	0.876	0.974	11.1%	0.922	1.026
Condition	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
Fair	1	0.796	0.828	4.0%	N/A	N/A
Average	432	0.887	0.988	11.4%	0.976	1.000
Good	64	0.796	0.979	22.9%	0.943	1.014
Very Good	8	0.670	0.975	45.5%	0.894	1.056
Stories	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
1	125	0.858	1.001	16.8%	0.977	1.025
1.5	34	0.868	0.989	13.8%	0.948	1.029
2	345	0.878	0.983	11.9%	0.969	0.996
2.5	1	1.150	1.243	8.1%	N/A	N/A

Area 95 Physical Inspection Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2007 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2007 weighted mean is 0.986.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
<1001	5	0.705	1.037	47.0%	0.930	1.144
1001-1500	42	0.840	1.006	19.8%	0.967	1.045
1501-2000	43	0.854	1.004	17.5%	0.966	1.042
2001-2500	59	0.855	0.979	14.6%	0.943	1.015
2501-3000	86	0.875	0.970	10.9%	0.940	0.999
3001-4000	207	0.901	1.004	11.4%	0.987	1.021
4001-5000	45	0.867	0.964	11.2%	0.929	0.998
>5000	18	0.816	0.954	17.0%	0.890	1.019
View Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
N	472	0.876	0.988	12.7%	0.976	0.999
Y	33	0.854	0.979	14.6%	0.936	1.022
Wft Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
N	499	0.877	0.985	12.3%	0.974	0.996
Y	6	0.757	1.037	36.9%	0.938	1.135
Sub	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
5	283	0.864	0.989	14.5%	0.974	1.004
9	222	0.884	0.984	11.3%	0.968	1.000
Lot Size	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
08001-12000	7	0.795	0.879	10.5%	0.765	0.994
12001-16000	37	0.878	0.974	11.0%	0.934	1.015
16001-20000	30	0.925	1.022	10.5%	0.975	1.069
20001-30000	55	0.925	1.000	8.1%	0.972	1.028
30001-43559	155	0.884	0.996	12.7%	0.977	1.016
1AC-3AC	179	0.870	0.993	14.1%	0.974	1.011
3.01AC-5AC	29	0.812	0.970	19.4%	0.906	1.034
5.1AC-10AC	11	0.751	0.883	17.5%	0.770	0.996
>10AC	2	0.762	0.864	13.3%	0.422	1.305

Area 95 Physical Inspection Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2007 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2007 weighted mean is 0.986.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bear Creek Country Club (062410-062412)	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
N	446	0.869	0.985	13.3%	0.973	0.997
Y	59	0.905	0.998	10.3%	0.967	1.030
Lake of the Woods East (405470- 405472)	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
N	481	0.873	0.987	13.0%	0.975	0.998
Y	24	0.906	0.987	8.9%	0.924	1.050
Shadowbrook (770196-770199)	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
N	465	0.873	0.986	13.0%	0.975	0.998
Y	40	0.889	0.989	11.3%	0.948	1.031

2006 Improved Parcel Ratio Analysis

District/Team: NE/Team 3	Lien Date: 01/01/2006	Date of Report: 06/19/2007	Sales Dates: 1/2004- 12/2006
Area 95	Appr ID: JDAR	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	505		
Mean Assessed Value	650,400		
Mean Sales Price	744,100		
Standard Deviation AV	293,683		
Standard Deviation SP	372,699		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.893		
Median Ratio	0.898		
Weighted Mean Ratio	0.874		
UNIFORMITY			
Lowest ratio	0.466		
Highest ratio:	1.247		
Coefficient of Dispersion	12.71%		
Standard Deviation	0.139		
Coefficient of Variation	15.60%		
Price Related Differential (PRD)	1.022		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.883		
Upper limit	0.914		
95% Confidence: Mean			
Lower limit	0.881		
Upper limit	0.905		
SAMPLE SIZE EVALUATION			
N (population size)	3124		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.139		
Recommended minimum:	31		
Actual sample size:	505		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	245		
# ratios above mean:	260		
z:	0.667		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			

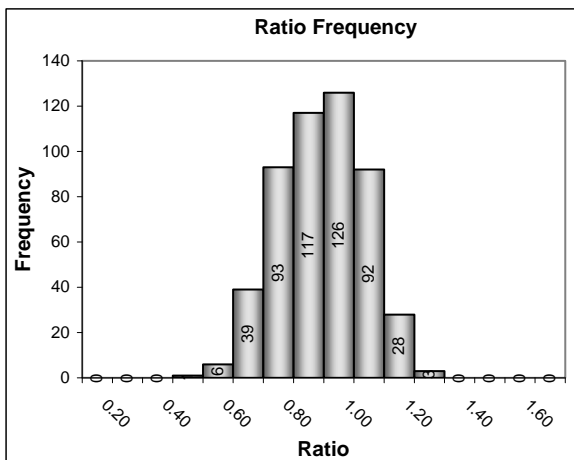
Ratio Frequency

Ratio Bin	Frequency
0.50-0.60	36
0.60-0.70	93
0.70-0.80	117
0.80-0.90	126
0.90-1.00	92
1.00-1.10	28

Ratio

COMMENTS:

1 to 3 Unit Residences throughout area 95



COMMENTS:

1 to 3 Unit Residences throughout area 95

2007 Improved Parcel Ratio Analysis

District/Team: NE/Team 3		Lien Date: 01/01/2007		Date of Report: 06/19/2007		Sales Dates: 1/2004 - 12/2006	
Area 95		Appr ID: JDAR		Property Type: 1 to 3 Unit Residences		Adjusted for time?: No	
SAMPLE STATISTICS							
Sample size (n)		505					
Mean Assessed Value		734,000					
Mean Sales Price		744,100					
Standard Deviation AV		336,733					
Standard Deviation SP		372,699					
ASSESSMENT LEVEL							
Arithmetic Mean Ratio		1.007					
Median Ratio		1.003					
Weighted Mean Ratio		0.986					
UNIFORMITY							
Lowest ratio		0.705					
Highest ratio:		1.413					
Coefficient of Dispersion		10.53%					
Standard Deviation		0.127					
Coefficient of Variation		12.62%					
Price Related Differential (PRD)		1.021					
RELIABILITY							
95% Confidence: Median							
Lower limit		0.984					
Upper limit		1.019					
95% Confidence: Mean							
Lower limit		0.996					
Upper limit		1.018					
SAMPLE SIZE EVALUATION							
N (population size)		3124					
B (acceptable error - in decimal)		0.05					
S (estimated from this sample)		0.127					
Recommended minimum:		26					
Actual sample size:		505					
Conclusion:		OK					
NORMALITY							
Binomial Test							
# ratios below mean:		258					
# ratios above mean:		247					
z:		0.489					
Conclusion:		Normal*					
*i.e. no evidence of non-normality							

Ratio	Frequency
0.70	22
0.80	93
0.90	136
1.00	126
1.10	98
1.20	27
1.40	1
1.60	1

COMMENTS:

1 to 3 Unit Residences throughout area 95

Both assessment level and uniformity have been improved by application of the recommended values.

Mobile Home Analysis

Scope of Mobile Home Data

There are 97 parcels in Area 95 that are improved with a mobile home and 13 sales used in the valuation. Sales used were from 1/1/2004 through 12/31/2006. A list of sales used and summary assessed value to sales ratio data is included in this report.

Model Development, Description and Conclusions

A market adjusted cost approach was used to appraise mobile homes. Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field-reviewed and a value is selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The appraiser determines which available value estimate may be appropriate and may adjust particular characteristics and conditions as they occur in the valuation area.

Application of the market-adjusted cost approach results in an improvement of the assessment level for mobile homes of 76% to 97.9% and improvement in the coefficient of variation of 25.62% to 15.65%. The standard statistical measures of valuation performance are all within IAAO guidelines and are presented in the 2006 and 2007 Ratio Analysis charts included in this report.

The Appraisal Team recommends application of the Appraiser selected values for mobile homes, as indicated by the appropriate model or method.

Application of these recommended values for the 2007 assessment year (taxes payable in 2008) results in an average total change from the 2006 assessments of 28.8%. This increase is due to upward market changes over time and the previous assessment level.

Note: More details and information regarding aspects of the valuations and the report are retained in the working files kept in the appropriate district office.

Mobile Home Sales Used In This Physical Inspection Analysis
Area 95

Sub Area	Major	Minor	Sale Date	Sale Price	Size	Class	Cond	Year Built	Lot Size	View	Water-Front
5	102606	9160	04/19/2006	\$369,000	1,232	3	3	1987	105,415	N	N
5	032606	9057	06/29/2005	\$317,000	1,232	2	2	1997	43,560	N	N
5	112606	9028	10/03/2005	\$360,000	1,248	1	1	1974	217,800	N	N
5	112606	9009	05/02/2005	\$269,000	1,344	2	1	1977	577,606	N	N
5	092606	9034	09/21/2004	\$238,500	1,344	2	2	1979	63,597	N	N
5	172606	9005	02/23/2006	\$225,000	1,344	2	2	1979	14,810	N	N
5	092606	9034	09/21/2006	\$330,000	1,344	2	2	1979	63,597	N	N
5	102606	9008	05/23/2005	\$235,000	1,440	2	3	1978	22,000	N	N
5	152606	9053	07/08/2005	\$249,000	1,488	1	2	1976	51,836	N	N
5	102606	9103	05/16/2006	\$325,000	1,680	2	2	1983	71,438	N	N
5	032606	9086	11/02/2004	\$255,000	1,728	2	2	1996	110,250	N	N
5	092606	9166	07/06/2006	\$370,000	1,848	2	3	1984	55,468	N	N
9	805350	0262	03/15/2006	\$315,000	1,792	2	2	1979	43,823	N	N

***Mobile Home Sales Removed From This Physical Inspection Analysis
Area 95***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
5	102606	9008	08/20/2004	\$120,000	NON-REPRESENTATIVE SALE;
5	102606	9109	03/28/2005	\$210,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	162606	9099	08/09/2004	\$279,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
5	172606	9195	04/20/2005	\$195,500	EXEMPT FROM EXCISE TAX;
9	805350	0041	10/12/2004	\$385,000	QUESTIONABLE PER APPRAISAL;

2006 Mobile Home Parcel Ratio Analysis

District/Team:	NE/Team 3	Lien Date:	01/01/2006	Date of Report:	06/18/2007	Sales Dates:	1/2004- 12/2006
Area	95	Appr ID:	JDAR	Property Type:	1 to 3 Unit Residences	Adjusted for time?:	No
SAMPLE STATISTICS							
Sample size (n)		13					
Mean Assessed Value		225,500					
Mean Sales Price		296,700					
Standard Deviation AV		49,011					
Standard Deviation SP		53,526					
ASSESSMENT LEVEL							
Arithmetic Mean Ratio		0.776					
Median Ratio		0.727					
Weighted Mean Ratio		0.760					
UNIFORMITY							
Lowest ratio		0.512					
Highest ratio:		1.197					
Coefficient of Dispersion		18.29%					
Standard Deviation		0.199					
Coefficient of Variation		25.62%					
Price Related Differential (PRD)		1.021					
RELIABILITY							
95% Confidence: Median							
Lower limit		0.643					
Upper limit		0.867					
95% Confidence: Mean							
Lower limit		0.668					
Upper limit		0.884					
SAMPLE SIZE EVALUATION							
N (population size)		97					
B (acceptable error - in decimal)		0.05					
S (estimated from this sample)		0.199					
Recommended minimum:		61					
Actual sample size:		13					
Conclusion:		Inadequate					
NORMALITY							
Binomial Test							
# ratios below mean:		8					
# ratios above mean:		5					
z:		0.832					
Conclusion:		Normal*					
*i.e. no evidence of non-normality							

Ratio Frequency

Ratio	Frequency
0.55	2
0.65	3
0.75	4
0.85	2
1.15	2

Ratio

COMMENTS:

1 to 3 Unit Residences throughout area 95

2007 Mobile Home Parcel Ratio Analysis

District/Team: NE/Team 3	Lien Date: 01/01/2007	Date of Report: 06/18/2007	Sales Dates: 1/2004 - 12/2006												
Area 95	Appr ID: JDAR	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No												
SAMPLE STATISTICS		<div>Ratio Frequency</div> <table><thead><tr><th>Ratio</th><th>Frequency</th></tr></thead><tbody><tr><td>0.75</td><td>1</td></tr><tr><td>0.85</td><td>3</td></tr><tr><td>0.95</td><td>3</td></tr><tr><td>1.05</td><td>2</td></tr><tr><td>1.15</td><td>2</td></tr></tbody></table>		Ratio	Frequency	0.75	1	0.85	3	0.95	3	1.05	2	1.15	2
Ratio	Frequency														
0.75	1														
0.85	3														
0.95	3														
1.05	2														
1.15	2														
Sample size (n)	13														
Mean Assessed Value	290,500														
Mean Sales Price	296,700														
Standard Deviation AV	42,770														
Standard Deviation SP	53,526														
ASSESSMENT LEVEL															
Arithmetic Mean Ratio	0.995														
Median Ratio	0.968														
Weighted Mean Ratio	0.979														
UNIFORMITY															
Lowest ratio	0.780														
Highest ratio:	1.264														
Coefficient of Dispersion	12.81%														
Standard Deviation	0.156														
Coefficient of Variation	15.65%														
Price Related Differential (PRD)	1.016														
RELIABILITY															
95% Confidence: Median															
Lower limit	0.854														
Upper limit	1.115														
95% Confidence: Mean															
Lower limit	0.911														
Upper limit	1.080														
SAMPLE SIZE EVALUATION															
N (population size)	97														
B (acceptable error - in decimal)	0.05														
S (estimated from this sample)	0.156														
Recommended minimum:	38														
Actual sample size:	13														
Conclusion:	Inadequate														
NORMALITY															
Binomial Test															
# ratios below mean:	7														
# ratios above mean:	6														
z:	0.277														
Conclusion:	Normal*														
*i.e. no evidence of non-normality															

USPAP Compliance

Client and Intended Use of the Appraisal:

This mass appraisal report is intended for use only by the King County Assessor and other agencies or departments administering or confirming ad valorem property taxes. Use of this report by others is not intended by the appraiser. The use of this appraisal, analyses and conclusions is limited to the administration of ad valorem property taxes in accordance with Washington State law. As such it is written in concise form to minimize paperwork. The assessor intends that this report conform to the Uniform Standards of Professional Appraisal Practice (USPAP) requirements for a mass appraisal report as stated in USPAP SR 6-8. To fully understand this report the reader may need to refer to the Assessor's Property Record Files, Assessors Real Property Data Base, separate studies, Assessor's Procedures, Assessor's field maps, Revalue Plan and the statutes.

The purpose of this report is to explain and document the methods, data and analysis used in the revaluation of King County. King County is on a six year physical inspection cycle with annual statistical updates. The revaluation plan is approved by Washington State Department of Revenue. The revaluation plan is subject to their periodic review.

Definition and date of value estimate:

Market Value

The basis of all assessments is the true and fair value of property. True and fair value means market value (Spokane etc. R. Company v. Spokane County, 75 Wash. 72 (1913); Mason County Overtaxed, Inc. v. Mason County, 62 Wn. 2d (1963); AGO 57-58, No. 2, 1/8/57; AGO 65-66, No. 65, 12/31/65) . . . or amount of money a buyer willing but not obligated to buy would pay for it to a seller willing but not obligated to sell. In arriving at a determination of such value, the assessing officer can consider only those factors which can within reason be said to affect the price in negotiations between a willing purchaser and a willing seller, and he must consider all of such factors. (AGO 65,66, No. 65, 12/31/65)

Highest and Best Use

WAC 458-07-030 (3) REAL PROPERTY VALUATION—HIGHEST AND BEST USE.

True and fair value -- Highest and best use. *Unless specifically provided otherwise by statute, all property shall be valued on the basis of its highest and best use for assessment purposes. Highest and best use is the most profitable, likely use to which a property can be put. It is the use which will yield the highest return on the owner's investment. Any reasonable use to which the property may be put may be taken into consideration and if it is peculiarly adapted to some particular use, that fact may be taken into consideration. Uses that are within the realm of possibility, but not reasonably probable of occurrence, shall not be considered in valuing property at its highest and best use.*

If a property is particularly adapted to some particular use this fact may be taken into consideration in estimating the highest and best use. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922)) The present use of the property may constitute its highest and best use. The appraiser shall, however, consider the uses to which similar property similarly located is being put. (Finch v. Grays Harbor County, 121 Wash. 486 (1922)) The fact that the owner of the property chooses to use it for less productive purposes than similar land is being used shall be ignored in the highest and best use estimate. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922))

Where land has been classified or zoned as to its use, the county assessor may consider this fact, but he shall not be bound to such zoning in exercising his judgment as to the highest and best use of the property. (AGO 63-64, No. 107, 6/6/64)

'Highest and best use' is defined in The Appraisal of Real Estate, twelfth edition, page 305, as follows:

"The reasonably probable and legal use of vacant land or an improved property that is physically possible, appropriately supported, and financially feasible and that results in the highest value."

Date of Value Estimate

All property now existing, or that is hereafter created or brought into this state, shall be subject to assessment and taxation for state, county, and other taxing district purposes, upon equalized valuations thereof, fixed with reference thereto on the first day of January at twelve o'clock meridian in each year, excepting such as is exempted from taxation by law. [1961 c 15 §84.36.005]

The county assessor is authorized to place any property that is increased in value due to construction or alteration for which a building permit was issued, or should have been issued, under chapter 19.27, 19.27A, or 19.28 RCW or other laws providing for building permits on the assessment rolls for the purposes of tax levy up to August 31st of each year. The assessed valuation of the property shall be considered as of July 31st of that year. [1989 c 246 § 4]

Reference should be made to the property card or computer file as to when each property was valued. Sales consummating before and after the appraisal date may be used and are analyzed as to their indication of value at the date a valuation. If market conditions have changed then the appraisal will state a logical cutoff date after which no market date is used as an indicator of value.

Property rights appraised:

Fee Simple

The definition of fee simple estate as taken from The Third Edition of The Dictionary of Real Estate Appraisal, published by the Appraisal Institute. "Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."

Assumptions and Limiting Conditions:

- 1. No opinion as to title is rendered. Data on ownership and legal description were obtained from public records. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements and restrictions unless shown on maps or property record files. The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use.*
- 2. No engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area were taken from sources considered reliable, and no encroachment of real property improvements is assumed to exist.*

3. *No responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building and safety, earthquake, or occupancy codes, can be assumed without provision of specific professional or governmental inspections.*
4. *Rental areas herein discussed have been calculated in accord with generally accepted industry standards.*
5. *The projections included in this report are utilized to assist in the valuation process and are based on current market conditions and anticipated short term supply demand factors. Therefore, the projections are subject to changes in future conditions that cannot be accurately predicted by the appraiser and could affect the future income or value projections.*
6. *The property is assumed uncontaminated unless the owner comes forward to the Assessor and provides other information.*
7. *The appraiser is not qualified to detect the existence of potentially hazardous material which may or may not be present on or near the property. The existence of such substances may have an effect on the value of the property. No consideration has been given in this analysis to any potential diminution in value should such hazardous materials be found (unless specifically noted). We urge the taxpayer to retain an expert in the field and submit data affecting value to the assessor.*
8. *No opinion is intended to be expressed for legal matters or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers for ad valorem tax purposes, although such matters may be discussed in the report.*
9. *Maps, plats and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose.*
10. *The appraisal is the valuation of the fee simple interest. Unless shown on the Assessor's parcel maps, or otherwise in the Assessor's database, easements adversely affecting property value were not considered.*
11. *An attempt to segregate personal property from the real estate in this appraisal has been made.*
12. *Items which are considered "typical finish" and generally included in a real property transfer, but are legally considered leasehold improvements, are included in the valuation unless otherwise noted.*
13. *The movable equipment and/or fixtures have not been appraised as part of the real estate. The identifiable permanently fixed equipment has been appraised in accordance with RCW 84.04.090 and WAC 458-12-010.*
14. *I have considered the effect of value of those anticipated public and private improvements of which I have common knowledge. I can make no special effort to contact the various jurisdictions to determine the extent of their public improvements.*
15. *Exterior inspections were made of all properties in the physical inspection areas (outlined in the body of the report) however; due to lack of access and time few received interior inspections.*

Scope Of Work Performed:

Research and analyses performed are identified in the body of the revaluation report. The assessor has no access to title reports and other documents. Because of legal limitations we did not research such items as easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations and special assessments. Disclosure of interior home features and, actual income and expenses by property owners is not a requirement of the law therefore attempts to obtain and analyze this information are not always successful. The mass appraisal performed must be completed in the time limits indicated in the Revaluation Plan and as

budgeted. The scope of work performed and disclosure of research and analyses not performed are identified throughout the body of the report.

CERTIFICATION:

I certify that, to the best of my knowledge and belief:

- *The statements of fact contained in this report are true and correct*
- *The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.*
- *I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.*
- *I have no bias with respect to the property that is the subject of this report or to the parties involved.*
- *My engagement in this assignment was not contingent upon developing or reporting predetermined results.*
- *My compensation for completing this assignment is not contingent upon the development or reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.*
- *My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.*
- *The area(s) physically inspected for purposes of this revaluation are outlined in the body of this report.*
- *The individuals listed below were part of the “appraisal team” and provided significant real property appraisal assistance to the person signing this certification.*
 1. Chris Coviello
 2. Lucinda Gorrow
 3. Peter Hsu
 4. Doug Weaver



King County
Department of Assessments
King County Administration Bldg.
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www.metrokc.gov/assessor/

Scott Noble
Assessor

MEMORANDUM

DATE: January 4, 2007
TO: Residential Appraisers
FROM: Scott Noble, Assessor
SUBJECT: 2007 Revaluation for 2008 Tax Roll

A handwritten signature in black ink that reads "Scott Noble".

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2006. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2006. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Scope of Work may be modified as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.
7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.

8. You must complete a written mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least three years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.

SN:swr